

ROWLEY DOWNS HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

March 12th, 2014

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Michael Roueche, President
Warren Brinker, Vice President
Albert Thompson, Treasurer
Valerie Gill, Secretary

Board Members Absent:

Claydene Hodge, Director at Large

Management Representative:

Danny Pruett, RealManage

- I. **Call to Order:** The meeting was called to order at 7:02PM
- II. **Xcel Energy Q&A** – Randy Pye and Chelsie Fisher attended the Board Meeting to have a question and answer discussion regarding the proposed energy pole additions within Rowley Downs HOA. The Board of Directors put together a handout for the membership on what information the Association currently had. The purpose of the new “monopole” is to integrate wind power into the power grid in Colorado. The new pole will allow for higher voltage to be distributed throughout the state. Xcel Energy has had an easement in place to install power lines since the 1960s. Homeowners expressed their concerns regarding adverse health effects, property values, noise and aesthetics of the additions. Homeowners believe that Xcel should either re-route the electrical lines or invest in putting the lines underground. Xcel is amenable to constructing a community amenity to help offset some of the adverse effects of the new pole. Homeowners were invited to attend open house meetings the following week to discuss matters with additional experts. The mayor of Parker has been aware of this proposal since early fall in 2013.
- III. **Homeowner Forum**
 - a. Board discussed course of action with homeowners. Homeowners would prefer that lines do not come through Rowley Downs at all but if it must come through the community they would prefer it to be underground.
 - b. Homeowners and Board Members will attend Xcel open houses 3/17/14 through 3/20/14 and do other research before deciding on HOA position. They will open dialogue with neighboring subdivisions regarding the Xcel proposal. A meeting is planned for 3/20/14 to discuss further.
 - c. Homeowner inquired about late fees on account. Due to a miscommunication Manager Pruett will remove fees.
- IV. **Consent Agenda**
 - a. Motion to approve the minutes dated **2/10/14** **(MSP/Unanimous)**
- V. **Review Items**
 - a. Review un-audited financials as of **2/28/2014** **(Reviewed)**
- VI. **Action Items**
 - a. Motion to approve The Natural Way Proposal for Tree spraying at a cost of **\$2,337.00** for two applications against Ips Beetle. **(MSP/Unanimous)**

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VII. **Discussion Items**

- a. **Haulaway Followup** – Board reviewed follow up information from Haulaway on community clean-up day, e-waste day and community dumpsters. The clean-up day would occur once a year and Haulaway would provide one roll-off for the community. The E-Waste Day would also occur once a year and homeowner would be able to recycle their E-Waste during that collection, certain items would carry a disposal fee. The community dumpsters would be provided where the Board desired and would be picked up weekly.
- b. **Tree Spraying** – Board will pre-pay to receive discount on spraying. The Natural Way will extend a 5% discount to homeowners who schedule their treatment the same day as the Association.
- c. **Ball field Grass** – Robin Price with Brickman is looking into alternatives for the grass on the ball field.
- d.

VIII. **Adjournment** – The meeting was adjourned at 8:55PM

IX. **Executive Session**

- a. **Delinquencies** – Board approved to send four homeowners to collection attorney if payments are not made by the end of March.