

ROWLEY DOWNS HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

April 14th, 2014

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Michael Roueche, President
Warren Brinker, Vice President
Albert Thompson, Treasurer
Claydene Hodge, Director at Large
Valerie Gill, Secretary
Danny Pruett, RealManage

Board Members Absent:

Management Representative:

- I. **Call to Order:** The meeting was called to order at 7:10PM
- II. **Homeowner Forum**
 - a. Board and homeowners discussed Xcel Energy Pawnee Daniels Project. 235 people have signed the petition to oppose the power lines. The Association is using internet and social media to spread word of opposition. Pawnee Daniels Project was approved approximately 5 years ago. Through research homeowners discovered that running the lines underground was rejected because it carried a 10-30% cost increase and would be more detrimental to the environment. Homeowners are encouraged to send their complaints/concerns to the Public Utility Commission in writing.
- III. **Consent Agenda**
 - a. Motion to approve the minutes dated **3/12/14** **(MSP/Unanimous)**
- IV. **Review Items**
 - a. Review un-audited financials as of **3/31/2014** **(Reviewed)**
 - i. Budget overage is due to roofing repairs from 2013 being invoiced in 2014.
- V. **Action Items**
 - a. Motion to approve inviting Doug Smith from Haulaway to the May meeting to lead a discussion with the Board of Directors and homeowners. **(MSP/Unanimous)**
- VI. **Discussion Items**
 - a. **Landscaping Proposals** – Board reviewed proposals from The Brickman Group for tree trimming and juniper bush removal. Board requested additional proposals for work.
 - b. **20192 Aintree Court Fence** – Homeowners John and Patricia Wikler discussed fencing matter with Board of Directors. All parties agreed to have a signed notarized agreement regarding removal of the fence when the Wikler's decide to offer their home for sale.
 - c. **Survey Results** – Board of Directors discussed results from community survey. Director Hodge would have liked to have costs included in the survey before sending it out. Board would like to obtain additional feedback on trash removal to determine whether or not to proceed with trash removal as a community expense.
- VII. **Adjournment** – The meeting was adjourned at 9:22PM
- VIII. **Executive Session**
 - a. **Delinquencies** – Board discussed delinquent accounts and how to proceed.