

ROWLEY DOWNS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
June 9th, 2014

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Michael Roueche, President
Albert Thompson, Treasurer
Claydene Hodge, Director at Large
Valerie Gill, Secretary

Board Members Absent:

Warren Brinker, Vice President

Management Representative:

Danny Pruett, RealManage

- I. **Call to Order:** The meeting was called to order at 7:05PM
- II. **Homeowner Forum**
 - a. Homeowner Blaise Flaherty provided a list of concerns in the community. Ranging from trees needing removal to unsightly conditions in neighbors' yards. He would like to know what the Board's plan is in regards to beautifying the entrance to the community. Unhappy with landscapers so far this year. Board is in agreement with displeasure over landscaping.
 - b. Lily Tang introduced herself to those in attendance. She is running as the Libertarian Candidate for the House.
- III. **Vendor Forum**
 - a. Doug Smith from Haulaway attended the meeting to discuss potential community wide trash removal services. Haulaway has been servicing Rowley Downs for over 10 years and currently services about 78% of the community. Haulaway's number one concern is safety. Trash would remain on Wednesdays and would be approximately \$12/month. Each home could have up to 10 trash bags and 4 bunches of branches each week and 1 bulk item per month. Recycling would be picked up every other week but owners would be required to provide their own big for this service. If community took on expense Haulaway would send out the initial welcome letter to the community.
- IV. **Consent Agenda**
 - a. Motion to approve the minutes dated **May 12th, 2014** **(MSP/Gill Abstained)**
- V. **Review Items**
 - a. Review un-audited financials as of **5/31/2014** **(Reviewed)**
- VI. **Action Items**
 - a. Motion to approve Hindman Sanchez to draft limited amendment to allow for community trash removal for **\$900.00**. Amendment to allow Board to discontinue service if unhappy with the results, allowing owners to go back to paying for trash independent of the Association. **(MSP/Unanimous)**
- VII. **Discussion Items**
 - a. **Trash Removal** – Board lead open discussion with owners about community trash removal. Questions arose regarding ability to temporarily suspend service or opting out. Board explained that it is an all or nothing approach. Homeowners would like to keep the same

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driver on the property. Board to look at a long term contract to see about locking in a low price for multiple years. Only one homeowner in attendance opposed taking on the expense as an Association expense. Director Hodge concerned about increase being a permanent increase.

- b. **Rules and Regulations** – Board would like to look into ability to adopt rules and regulations. Board would like to make sure new rules and regulations are sent out to the membership 30 days prior to taking affect.
- c. **Landscaping** – Board reluctant to contract additional services with Brickman at this time due to costs. Treasurer Thompson explained the proposal from Pine Lane Nursery. A number of the trees in the community are in poor shape, which may be a result of the late snow fall. Treasurer Thompson requested assistance in marking juniper bushes for removal. Director Thompson will finalize proposal with Pine Lane Nursery and submit to Board to approval.

VIII. **Adjournment** – The meeting was adjourned at 8:25PM

APPROVED