

ROWLEY DOWNS HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

July 14th, 2014

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Michael Roueche, President
Warren Brinker, Vice President
Claydene Hodge, Director at Large
Valerie Gill, Secretary

Board Members Absent:

Albert Thompson, Treasurer

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. Mr. Flaherty wanted to confirm that Board is moving forward with trash collection and recommends signing a long term contract to lock in the price. Mr. Flaherty is very concerned with the appearance of the community. Ball field is looking bad and houses are starting to look rundown. He would like the Board to focus on the ball field and the front entrance in 2015. He would also like to see the community fencing replaced.
 - b. Homeowner asked if any Board Members plan on attending the PUC meeting on July 23rd. 3 Board Members plan to attend the meeting.
 - c. Homeowners expressed interest in seeing wild grasses mowed more often.
- III. **Consent Agenda**
 - a. Motion to approve the minutes dated **June 9th, 2014** **(MSP/Unanimous)**
- IV. **Review Items**
 - a. Review un-audited financials as of **6/30/2014** **(Reviewed)**
- V. **Action Items**
 - a. Motion to adopt policy that no owners are to cut down trees located in the common area. If tree encroaches into yard owners can trim tree at property line. **(MSP/Unanimous)**
- VI. **Discussion Items**
 - a. **Trash Removal** – President Roueche drafted a cover letter for the CC&R amendment mailing. Letter needs to have deadline included and confirmation from legal counsel that changes are acceptable. Board would like to confirm that language regarding signatures is necessary. Does language regarding lots need to be changed?
 - b. **Landscaping Concerns** – Brickman Group was presented with a list of questions regarding the landscaping. Brickman is working on correcting issues with string trimming and irrigation system. Board would like to know how much time will be required to spray for the weeds on the gravel path. Board is unhappy with Brickman's performance so far in 2014. Weeds before the bridge are very tall.
 - c. **Tree Trimming Request** – Board reviewed homeowners request for permission to cut down tree in the common area. Board is concerned over liability if owner is injured.

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- d. **Rules and Regulations** – Board would like to invite owners to a meeting after the trash amendment is completed to discuss adopting some new rules for the community. Board would like a committee in place to suggest new rules.
- e. **Open Space Mowing** – Board would like Rick Hill to look at additional mowing for 2015.

VII. **Adjournment** – The meeting was adjourned at 8:20PM

VIII. **Executive Session**

- a. Board Discussed Common Area dispute with homeowners. Discussion covered possible options to make all sides happy. Majority of the Board determined that homeowners should not store any items in the common area. Discussion continued until 10:15PM.

APPROVED