

ROWLEY DOWNS HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

August 11th, 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
Albert Thompson, Treasurer
Danny Pruett, RealManage

Management Representative:

- I. **Call to Order:** The meeting was called to order at 7:01PM
- II. **Homeowner Forum**
 - a. Homeowner reported that backyard work is almost complete and dumpster will be gone by 8/12/14.
 - b. Homeowners happy with progress on trash removal amendment.
 - c. Homeowner reported that there appears to be a lot of garbage on the backside of Cambridge Way and Edinborough Way which is attracting raccoons and skunks. Board will look into matter.
 - d. Brickman did not complete mow, homeowners would like to know why? True Green will be coming through the community to spray for weeds. Director Hodge will send an email out to community to notify owners.
 - e. Homeowner would like to know when open space behind Lyttle will be mowed. Next mowing is scheduled for Late October.
- III. **Consent Agenda**
 - a. Motion to approve the minutes dated **July 14th, 2014** **(MSP/Unanimous)**
- IV. **Review Items**
 - a. Review un-audited financials as of **7/31/2014** **(Reviewed)**
 - i. Manager Pruett explained interfund balance and need to transfer funds by the end of the year. President Roueche mentioned that two CDs are up for renewal in September. Board is attempting to cycle CD renewals so that one CD is up for renewal each quarter.
- V. **Discussion Items**
 - a. **Open Space Mowing** – Rick Hill is willing to mow additional areas in the community. Board would like community feedback on common areas in need of mowing. Information to be included in next newsletter for community.
 - b. **Trail Weeding** – Trails do not need to be string trimmed prior to weeding. Board will arrange to have trail sprayed for weeds.
 - c. **Trash Collection Amendment** – Consent forms have been sent to membership. Board would like to see a contract from Haulaway and would like to know how long Haulaway would be willing to guarantee rate.
 - d. **Rules and Regulations** – Board will look into adopting new rules and regulations once trash collection issue is resolved.

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- e. **Tree Trimming** – Board would like to schedule a walk with Craig Miller from Parker Water to determine which trees need to be removed within the community. After a list is compiled the Board will bid out the project.
- f. **Pool Reimbursement** – Homeowner presented receipts for work performed to install pool. Cost was **\$1,780.00**. If homeowner plans to install a fence they will be asked to show exactly where property line is. Homeowner to have pool and other personal property removed from common area by September 5th, 2014.

VI. **Adjournment** – The meeting was adjourned at 7:51PM

VII. **Executive Session**

- a. Board discussed delinquent accounts. Homeowner offered to pay amount due in full if Association would waive late fees. Board agreed to waiving fees once payment is received.

APPROVED