

**ROWLEY DOWNS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**September 8<sup>th</sup>, 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 7:04PM
- II. **Homeowner Forum**
- a. Lily Williams came to introduce herself to neighbors in the community and let them know that she is running for elected office. Invited owners to listen to a conference call regarding common core education system.
  - b. Leslie Beahm attended the meeting as a new homeowner to introduce herself and observe meeting.
  - c. Homeowners inquired on the status of trash removal. Four homeowners in attendance wanted to let Board know that they do not feel that time frame to obtain consent forms should be extended and that trash removal should remain a homeowner responsibility and not fall on the HOA.
  - d. Homeowners happy with appearance of landscaping.
  - e. Homeowner wanted to know how to submit an architectural application.
- III. **Consent Agenda**
- a. Motion to approve the minutes dated **August 11<sup>th</sup>, 2014** **(MSP/Unanimous)**
- IV. **Action Items**
- a. Motion to send a notice out to those owners that have not returned their Trash Amendment Consent forms. Notice will include a 1 page cover letter and the consent form with a return envelope. Per resident requests cover letter will ask owners to send in a response either in favor or against trash amendment no later than October 13<sup>th</sup>, 2014. **(MSP/Unanimous)**
  - b. Motion to approve driveway replacement and ramp installation at Monroe Hall for **\$4,925.00** work to be performed by ProForm Concrete. **(MSP/Unanimous)**
- V. **Discussion Items**
- a. **Trash Removal Consent Forms** – By the end of the meeting the 136 consent forms had been received. 194 forms are required in order to amend the declaration. Board discussed how to proceed.
  - b. **Pool Reimbursement Form** – Homeowner is not comfortable with language on waiver form and will not sign. Board to look into proving where common area property lines are. Homeowner will not be reimbursed until this is determined and waiver is signed.
  - c. **Fencing Around Ball Field Parking Lot** – Fence around parking lot continues to be vandalized. Board would like to look into options for replacing that section of fencing.
  - d. **Ball Field Rules Signage** – Board would like to have a sign designed to be installed at the ball field that lists the rules for use. Sign to be approximately 18" by 24".

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- e. **Landscaping** – Rumor that irrigation for common area landscaping might start to be metered. Agreement between Rowley Downs HOA and Parker Water does not allow for this to happen.
- f. **Tree Proposal** – Proposal for tree trimming and removal received from Swingle. Board will review proposal to confirm list and project will be bid out to Matt's Tree Service, A Climb Above and The Natural way.
- g. **Snow Removal** – Board content with LC Landscaping for snow removal for 2014/2015 snow season.

VI. **Adjournment** – The meeting was adjourned at 9:20PM

VII. **Executive Session**

- a. Board discussed delinquent accounts.

APPROVED