

ROWLEY DOWNS HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

October 13th, 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 7:06PM
- II. **Homeowner Forum**
 - a. Homeowner Albert Bollwerk attended the meeting to dispute the legitimacy of the CC&R amendment for trash removal. Mr. Bollwerk expressed concerns over homeowners inability to opt out of trash removal service. Would like Board to consider effects on postal carriers if trash cans are placed on street in front of homes.
 - b. Homeowners in attendance reiterated concerns over loss of freedom to choose trash provider and over liability from trash removal trucks driving through the community.
 - c. Treasurer Thompson explained that he met with members of surrounding communities that use Haulaway as their trash provider and they are all happy with their services.
- III. **Consent Agenda**
 - a. Motion to approve the minutes dated **September 8th, 2014** as amended. **(MSP/Unanimous)**
- IV. **Review Items**
 - a. Review of un-audited financials through September 30th, 2014. **(REVIEWED)**
- V. **Action Items**
 - a. Motion to approve the proposal from Matt's Maintenance for tree trimming contingent on some modifications and final review from the Board of Directors on price. **MSP/Unanimous)**
- VI. **Discussion Items**
 - a. **Trash Removal Consent Forms** – Consent forms were counted by Secretary Gill and Manager Pruett. Homeowner Bollwerk observed the counting and tally of consent forms. 198 valid consent forms were received so amendment passed. Manager Pruett will confirm next steps with attorney and begin negotiations with Haulaway.
 - b. **Property Survey /Pool Reimbursement** – Manager Pruett is attempting to find a vendor to perform a property survey for the open space behind Lyttle Drive. Board discussed asking homeowners to sign agreement as presented. If homeowners insist on a survey to be performed the cost of the survey will be taken out of the reimbursement amount.
 - c. **2015 Budget** – Budget will be discussed and approved during the November Board Meeting.
 - d. **Newsletter** – Reminder about ball field use hours to be included. Board will draft a letter thanking Rick Hill for his service in the community. Fencing and signage to be discussed in newsletter.
- VII. **Adjournment** – The meeting was adjourned at 9:30PM
- VIII. **Executive Session**
 - a. Board discussed delinquent account and existing violations for vehicle parking. Board agreed to waive late fees for an owner and will invite homeowner in violation to the November meeting to discuss the matter with the Board.