

ROWLEY DOWNS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
November 10th, 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 7:09PM
- II. **Homeowner Forum**
 - a. Homeowner asked where minutes were posted and when. Minutes are posted to the Resident Portal once they have been approved by the Board.
 - b. Homeowner wanted to know if Association had a services directory for homeowners. Director Hodge recommended that homeowner look on Next Door Rowley Downs.
- III. **Consent Agenda**
 - a. Motion to approve the minutes dated **October 13th, 2014.** **(MSP/Unanimous)**
- IV. **Action Items**
 - a. Motion to approve the 2015 Annual Budget. Regular quarterly assessment rate will stay at \$90 per home. There will be a supplemental trash assessment issued each quarter in the amount of \$34.80 per home. Each homeowner will be required to pay a total assessment of \$124.80 each quarter. **(MSP/Unanimous)**
- V. **Discussion Items**
 - a. **2015 Budget** – Board discussed budget for 2015. Minor line item changes were made, supplemental trash amendment will be added to the budget.
 - b. **Tree Trimming** – Board reviewed final proposal from Matt’s Maintenance for tree trimming and removal and approved moving forward.
 - c. **Haulaway Contract** – Board reviewed finalized contract from Haulaway. Board will sign contract once all of the language regarding increases and terminations are included.
 - d. **Annual Meeting** – Annual meeting to be held on January 6th, 2015.
 - e. **Fencing Proposals** – Manager Pruett to arrange walkthrough with fencing contractor and Al Thompson to set scope of work.
 - f. **Ball Field Signage** – Manager Pruett will draft ball field rules for sign for review at December meeting.
 - g. **Newsletter** – Newsletter will be sent out to membership to address trash changes within the community.
 - h. **Wall Entrance** – Heartland Trucking has agreed to cover expenses to repair the wall at Stonehenge.
 - i. **Shingles** – Board approved donating left over shingles to charity.
- VI. **Adjournment** – The meeting was adjourned at 8:20PM

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VII. **Executive Session**

- a. Board discussed homeowner reimbursement issue. Manager Pruett will present options to homeowner regarding reimbursement.

APPROVED