

## Rowley Downs Homeowner Association

### Meeting Minutes

March 12, 2015

- I. **Call to Order:** The meeting was called to order at 7:00PM. Board members present were Al Thompson, Dale Brinker, Valerie Gill, David Darnall, and Clay Hodge. Representing RealManage was Danny Pruett.
  
- II. **Homeowner Forum**
  - a. Bruce Cunningham asked the Board to be more aggressive in their actions concerning the sober living home on Parliament.
  - b. The Dunn family would have liked to have been informed by the Association of the presence of the sober living home on their street. The Board was only made aware of the home in January and has been following the advice of the Town of Parker on how to proceed.
  - c. Sober living home has filed for a special use permit that has to be reviewed by the Town Council.
  - d. Diane Holden is concerned about the CEO of the sober living facility and his criminal past. 7 News has been doing stories regarding the CEO. She would like the Board to conduct a survey of Rowley Downs to see how many owners are opposed to having the facility in the community.
  - e. Mike Roueche believes that the property in Elbert County has closed down since the HOA filed a lawsuit against the owners of the home. Would like the rest of the owners to be patient with the process.
  - f. Lori Stucky would like the Board to write a letter on behalf of the Association to the Town Council.
  - g. Homeowner inquired as to why the Rowley Downs website is outdated. The website is in a state of transition, the Board is trying to find a new volunteer to run the website. Homeowners are encouraged to use the resident portal through RealManage as that is up to date.
  
- III. **Consent Agenda**
  - a. Motion to approve the minutes dated **February 9<sup>th</sup>, 2015** **(MSP/Unanimous)**
  
- IV. **Review Items**
  - a. Review of the unaudited financials as of February 28<sup>th</sup>, 2015  
**(REVIEWED)**
  
- V. **Action Items**
  - a. Motion to refund homeowner \$2.70 for missed trash pickup in February. Haulaway will note any future pickups where they do not see a bag of trash.  
**(MSP/Unanimous)**
  
- VI. **Discussion Items**
  - a. **Power Lines Update** – Mike Roueche spoke on behalf of the Halt the Powerlines Group. PUC has voted to allow the project to move forward. No construction is scheduled to start prior to 2020. Tallyn's Reach in Aurora has inquired on what can be done to stop the project. Request was made to have at least one Board Member at future meetings. There has been a study

performed that indicates that need for power lines may decrease by 2020 due to the lowered cost of installing solar power.

- b. **Fencing Proposals** – The Board would like to move forward with options 2, 3 and 4 from Split Rail fencing as well as the additional 70’ of fencing to close off the volleyball court. Board would like Manager Pruett to obtain two additional bids for the work. Directors Brinker and Darnall will inspect the Lyttle Park fencing to see if that needs to be replaced as well.
- c. **Homeowner Shrub Replacement** – Board discussed replacement of dead shrubs that were removed along the property line. Homeowner would like three shrubs replaced at an approximate cost to the Association of \$1000.00. Since shrubs were mostly dead and encroached into Association common area the Board will offer homeowner three 5-gallon shrubs or \$100.
- d. **Newsletter** – Board would like to send out information regarding April 4<sup>th</sup> Easter Egg Hunt, reminder on trash removal, reminder to clean up after pets in the common area (especially on the islands) and the garage sale that will be held on June 6<sup>th</sup>.
- e. **Welcome Letter** – Board reviewed Welcome Letter and would like to include information on resident portal as well as use of clubhouse and ball field.

VII. **Adjournment** – The meeting was adjourned at 8:46PM

VIII. **Executive Session**

- a. Board discussed sending delinquent homeowners to the attorney for collections.