

# Rowley Downs Homeowner Association

## June 8, 2015 - Minutes

### Call to Order

The meeting was called to order at 7:00PM. Board members present were Al Thompson, Valerie Gill, Dale Brinker, and Clay Hodge. Board members absent were David Darnall. Representing RealManage was Karen McClain.

### Homeowner Forum

There were 26 owners present at the meeting. Topics of discussion included:

- ✧ Landscaping at front entrance is declining - Blaise Flaherty offered to present a plan to the Board
- ✧ Why was the large pine tree at the front removed - board advised this was Town property
- ✧ There is a house that is vacant and the yard needs to be maintained, can it be taken care of and charged back to the owner - RealManage will send out a letter and speak to the contact for the home to make them aware of their responsibility.
- ✧ Was the Food Bank property given back to the Town - Board advised they have to call the Town for this

### Minutes

The Board reviewed the Minutes from the May 11, 2015 meeting. Clay Hodge made a motion to approve the Minutes as written. Al Thompson seconded the motion and it carried unanimously.

### Financial Review

The Board reviewed the Financials as of May 31, 2015. There were no additional questions regarding the Financial Statements presented.

### Discussion Items

- A. Special Use Permit - Cynthia McKay, Executive Director and Dawn Schaller, Human Resources with Community Recovery Treatment Center attended the Board meeting to discuss the house on Parliament that is being used as a treatment facility. Several of the owners and Board member asked questions regarding the house and the program itself. Owners also expressed the concerns they have been seeing with the increase in traffic since they began to occupy the home. The Board decided to meet with the Town of Parker's attorney to gather more information before a decision could be made weather or not to grant a variance to allow business to be ran from a residential home.
- B. Marlborough Park Discussion - Ron Gneiting who was part of the original planning committee for the park spoke to the Board regarding the original design plan. He advised the Board that an official survey of the lot lines for the adjacent neighbors was not done and they built the park off of the assumed lot lines based on the fences and trees of the area. Mr. Prok spoke to the Board about the harmony of park in relation to the other parks and the setbacks that are outlined in the CC&R's. He is asking that the park line be moved back 15 feet from his rear lot line. The Board will take this under advisement but no formal decision has been reached yet.
- C. Basketball Concrete Repairs - The Board reviewed the estimate submitted from Pro Form Concrete. They feel that the full court replacement is the best option as this is the original court and is in need of repair. They have some additional questions to clarify with Pro Form and they would like RealManage to obtain 1 or 2 more bids with their additional questions as part of the specifications.

- D. Back Flow Repair Estimate - The Board reviewed the estimates submitted from Brickman regarding the replacement of the stolen back flow and the installation of a cage around the back flow. Dale Brinker made a motion to approve the installation of the new back flow (with unions) for a total cost of \$1,529.70. Clay Hodge seconded the motion and it carried unanimously. The Board decided to hold off on the cage for the back flow for now.
  
- E. Tree Pruning Estimates - The Board reviewed the estimate from Brickman regarding the removal of the Russian Olives and the Aspen tree. There was a homeowner who volunteered his time to remove the trees for the Association. The Board decided to proceed with this.

**Executive Session**

The Board entered into the executive session to discuss delinquent accounts and homeowner correspondence.

The Board reconvened into the regular session and made a motion on the following items:

- ✧ Item #2 - proceed with collections
- ✧ Item #3 - send a demand letter
- ✧ Items #30-35 - waive the late fees

With no further business to discuss the meeting was adjourned at 10:15pm