

Rowley Downs Homeowner Association

October 14, 2015 - Minutes

Call to Order

The meeting was called to order at 7:02PM. Board members present were Al Thompson, Valerie Gill, Dale Brinker, David Darnall, and Clay Hodge. Representing RealManage was Karen McClain.

Homeowner Forum

There were 3 owners present at the meeting. Topics of discussion included:

- ✧ Tom Stockton has completed the first phase of the website re-design but he would like the board's input on potential content to include. Clay suggested that the old material that is outdated be removed. Tom advised he will include an update on the Xcel Power Line's
- ✧ David Prok wanted an update on the concrete removal at the park. Karen confirmed that ProForm was informed there was delays with the concrete supplier and that all the concrete replacement will be complete by the end of October.

Minutes

The Board reviewed the Minutes from the September 14, 2015 meeting. Clay Hodge made a motion to approve the Minutes as amended. Dave Darnell seconded the motion and it carried unanimously.

Financial Review

RealManage advised the Board that the Financials are not ready yet due to it being budget season, however they should be completed by the 15th to the 20th. Al mentioned that Dave is not listed on the Champions Bank Account. They will coordinate a time to go and get a new one signed.

Discussion Items

- A. 2016 Operating Budget: The Board reviewed the budget prepared by RealManage. With a few changes to the line items the budget expenses match in the revenue brought it from assessments. The board has approved the operating budget.
- B. Annual Meeting: Per the Bylaws of the HOA the annual meeting of the membership will be scheduled on Tuesday January 5, 2016 at 7:30pm. RealManage will be mailing the notices out 30 days prior.
- C. Newsletter: Al asked the board to provide ideas for the next newsletter by Oct 23 so he could write the newsletter. RealManage advised that they can include the newsletter in the mailing of the resident version of the budget. Deadline will be Nov 6th or sooner.
- D. Parker Water Rate Increase: Al advised that the Town will be raising the Base Rate for Commercial accounts October 2016 by .325%. This increase will not affect the water budget for 2016 as that is the time the irrigation is shut down.
- E. Tree Planting Bids: Dave spoke to the Douglas County Master Gardener and he advised that fall is not the time to be planting trees as there is not enough time for them to root before winter. The plan to plant new trees around the community will be postponed until the Spring.
- F. Fence Replacement Bid: Split Rail Fence updated the original bid that was sent in Feb 2015 with the new rates. The board has agreed to replace the fence at Lyttle Park, and the Ball field. Clay provided another contact to look at the fences. RealManage will advise the 2 contractors that they need to walk the area's with Dale to get a more accurate quote.

Executive Session

There were no significant accounts that were delinquent. Dale asked RealManage if the violation for R0181007L0162326 needs to be escalated as they have been unresponsive to past requests.

With no further business to discuss the meeting was adjourned at 9:35pm