

Rowley Downs Homeowner Association

Board of Directors Meeting Minutes Draft

Monday, Jan 9, 2017

20184 Williamson Drive Parker, CO 80138

Board Members: All Board Members Present

Kathy Brown, RealManage present

9 Homeowners Present

I. Call to Order- Al called Meeting to order at 7:02 p.m.

II. Homeowner Forum (moved up on agenda)-

Homeowners brought up that the westbound Yield at Stonehenge Planter blocks vision. After checking address, Board noted that that area is owned by Town of Parker. Suggested a letter by Homeowners to Town would draw the Town's attention to the hazard issue. The East entrance is a Town easement and the Bushes block vision of whether road is clear.

Another Homeowner brought up that many residents are feeding the deer in their yards, causing the deer to congregate in other yards. Kathy stated that the Department of Wildlife can be notified as it is against state statute. Kathy to get article for Clay from DOW to post on website and possibly use in Spring Newsletter.

Homeowner requested that silver Station wagon and pickup be cited for long term/disabled parking on Cambridge. Board explained that the street is owned by Parker and Association cannot cite unless on a sidewalk. Suggested calling Parker P.D.

III. Brightview- Preliminary Discussion of ways to lessen Water Usage at Rowley Downs-

Robin Price presented options to reduce Water usage including, removing turf in selected areas. (Property has very large areas of Open space and only part of it is irrigated)

Educated Board on E-Water Systems that 'ping ' off nearby weather stations to determine when to turn down or off irrigation during rain or wet conditions. Robin gave an example of properties that had converted their Blue Grass to a different variety called Blue Grama (Fescue type grass)that is clump driven instead of manicured turf. She also discussed changing some areas to Xerioscaping. It normally takes 2-3 years to recoup original cost outlay against water savings. Depending on Cost analysis of acreage of turf. Suggested possibly converting Island at Stonehenge zone to drip zone with the Xeriscape as a test area. Robin stated that she would check if Water audit requested in 2016 had been scheduled yet. Robin will also measure turf areas and give estimation of cost for Irrigation conversions in near future.

IV. Approval of Minutes- December minutes were unavailable, will be reviewed with January's at February Meeting. Kathy to make sure all Board packages are complete at each meeting unless a Board member has requested a delay on one of their reports.

I. Discussion Items

- A. Kathy went over accounts that are in Pre-fine and will be contacting for hearing at next Board Meeting scheduled after Special Meeting.
- B. December Management Report questions were discussed with the Board by Kathy. Kathy

asked what parts of the Financial and Management reports would the Board rather be disabled as the Board has never liked the length of the report and many items are confusing.

- C. Kathy presented the Five yr. Balance Sheet and Operating Fund Summaries for discussion.
- D. Board reviewed the mailing to go out for Feb. 13 Special Meeting Notice with Kathy
- E. Goals for use of \$15 Assessment Increase were presented by Al to replenish the Reserves, Continue to replace trees and Beautification of Entrance. Mike and Clay suggested that a Neighborhood survey be sent out for Homeowners to weigh in on suggestions. Possibly include New Holidays Lights and Decorations and Upgrading the Pavilion.
- F. Mike reported that the Rules and Regs Committee should have a draft to the Board for review of the process to present to the Community, at the February meeting.

Meeting was Adjourned at 9:15 pm

Next Board Meeting -Monday February 13, 2017 Immediately Following Special Meeting