

Rowley Downs Board Meeting Nov 14, 2016 Minutes

Call to Order: 7:00 pm by Al Thompson, Pres.

Rowley Downs Board of Directors Present: Al Thompson, Dave Darnall, Clay Hodge and Dale Brinker
John Garvin, RealManage present

Approval of Minutes- September and October

After review of both September and October Meeting Minutes, minutes were approved as written.

Homeowner/Vendor Forum- No Homeowners or Vendors present.

Review Items-

- A. Winter Newsletter** will be sent out November 17th with 2017 Budget as focus.
Al was thinking of including Bio to go into Newsletter to introduce himself to the Members.
- B. 2017 Budget-** As the 2017 budget shows a deficit, John will write a short summary listing the contributing factors as to why the HOA assessments must increase. Same expense increases are hitting all HOAs. It was discussed that a raise of \$15 per quarter be proposed, starting 2nd quarter (April 1st, 2017) if approved, at the Annual Meeting to be held on Tuesday Jan. 3rd @ 7:30 pm. Notice will also be included in the Winter Newsletter to let homeowners know. No motion of the Board was taken.
- C. Rules and Regs Update-** The Committee is meeting tomorrow night, Nov 15th and efforts are progressing. Committee is trying to edit and simplify so that homeowners are not being overloaded with rules.
- D. Christmas Decorations-** Brightview states they will be going up this week or the first part of next week. Same decorations as 2015.
- E. Stonehenge and Seibert Circle Improvements-** On hold until funds are present. Tabled until after vote for Assessment raise is taken.
- F. Fall/Winter tree Watering-** Two waterings of the newly planted trees have occurred at \$600 each. Two more are to occur this week, with other watering to be scheduled as needed to keep the new trees vital through the Winter. Estimated to be up to \$4800.
- G. Insulation for the garage and entrance door of the Clubhouse-** Clay will research the cost for batted insulation for the Garage Door, as well as Strip Foam insulation for both doors. Estimates approx. \$75.

Having no other business to conduct, meeting was adjourned at 8:19 pm

Next Meeting-December 12th at 7:00pm