

Rowley Downs Board Meeting Minutes

Monday, August 8th, 2016 7:00P.M.

20184 E. Williamson Dr. Parker, CO 80138

Board Members Present- Al Thompson Pres., Mike Roueche VP, David Darnall Treasurer, Dale Brinker, Director.

Clay Hodge Director was absent but excused

Management Representative Present- Christian Dettman, RealManage

Meeting was called to order at 7:01 pm.

Minutes from the July 11th, 2016- Motioned to be approved by Dale and seconded by David. Approved

Financials were reviewed with remaining clarification needed for issues re: Interfund Assets/Liabilities listing, and the Champion accounts: Reserve and the CD accounts. Christian was instructed to get needed clarification ASAP as this could affect the Association's future with RealManage.

Homeowner/Vendor Forum was moved up in the Agenda:

Kristin Dunn- 11239 Parliament Way requested that the Entrance at Stonehenge and Seibert circle be rocked in. Dave will email Robin Price at Brinkman to request proposal to rock the area.

Shawn Fehn- 11045 Cambridge Pl appeared to appeal his court summons that he received from the Attorney in regards to his overdue balance. Board agreed to waive all late fees once the overdue assessments were paid and Shawn Fehn agreed to pay the balance plus the \$650 +/- in attorney Fees.

Christian to investigate the homeowner's assertion that his statements were not sent to 11045 Cambridge Pl and to email the Board with his findings.

Discussion Items

Parker Water MOU status- Mike is still awaiting the draft from Steve at PWSD.

Rules and Reg Committee- Mike met 2 weeks ago with 8-10 in attendance. Next meetings will occur every other Tuesday.

HOA Newsletter Cost- Board stated that as this was negotiated and Danny sent Newsletters for a number of months, there should be no additional charge to the Association for the Newsletter. And gave the schedule of when it should go out with the deadlines when submissions were to be sent by the Board. (1 page front and back) .

Updated ARC Request Form- Christian has uploaded the new form to the Association documents.

Insurance review- Christian to request Insurance Bid to possibly double Liability from 1-2 million, plus investigate an Umbrella policy increase, as well.

Tree Removal and Pruning bids- Dave or Rick Hill- Will check with neighbors in regards to the over spewing Cotton woods behind 20869 Lytle to determine whether they should be removed and email the Board.

Hiring a local Handyman for small projects- Dave Deferred to next meeting.

Violation Hearings: moved to Executive Session

Next Meeting Date/Time: September 12, 2016 7:00pm

Adjournment at 9:14 pm

Executive Session