

Rowley Downs HOA

Board of Directors Meeting Minutes **DRAFT**

Monday Sept 19th, 2016

20184 E. Williamson Dr. Parker, CO 80138

Board members present:

Al Thompson, President

Mike Roueche, Vice President

David Darnall, Treasurer

Clay Hodge, Director

Warren Brinker, Director (excused)

Management Representative Present:

Kathy Brown, RealManage

John Garvin, Real Manage

Call to order at 7:22pm

Al introduced Kathy Brown as the Manager taking Christian's place. Al stated that Kathy had hit the ground running and that he hoped that she would be longer tenured than all the Managers between Danny and now. John Garvin explained that the Industry as a whole has had this challenge, but assured the Board, that his expectation was that Kathy would remain RD manager.

Minutes from August 8th –

To be amended to reflect that Christian assured the Board that the Newsletter would be substituted for the coupons at no additional cost. David motioned to approve with the amended section. 2nd by Mike. Approved.

Homeowner Forum -

11474 Marlborough- Lawn Clippings/trashcan violation: stated he only had it out when working on yard. Kathy to review the history and inform the Board. If found to not be chronic, Violation will be dismissed. Board Policy has always been that any Violation that would result in a fine, be reviewed by the Board prior to it being assessed.

20845 E. Sheffield- Had emailed request to hang Election Banner at/on the Gazebo. Board had discussed and decided that she could post a sign in her yard but not on Common Elements.

20135 E. Edinburgh- Homeowner wanted to know what exactly, the new Manager was doing to 'hit the ground running'. Kathy explained the work done with Mike, Al and the Attorney on the PWSD memo of understanding, as well as the request for abeyance of the 28 Back flow tests until Spring 2017, to allow the Association time to better prepare for the \$3600.+ cost of the tests

Review of Financials -

Kathy to continue to investigate the variances listed in the Management Report/Financials, as well as Re-code the Basketball Cement as a Reserve expense.

Delinquencies less than 8%. Association actually in much better position than many of the same size. 3 accounts in particular will be discussed in Executive.

Discussion Items

Kathy went through many of the items that the Board had raised questions about in regards to the Management report.

Kathy and inspector Darrin met with Dale and clarified what violations take precedence, as well as not citing for Native Growth plants and wild flowers. John will forward the cost for a second Inspection to be added for the community.

Kathy presented the Fall Newsletter draft- approved with changes.

Kathy will request For 3 Insurance Bids, hopefully to have prior to the next meeting for review.

Parker Water Rates – Mike discussed changes per the meeting with the Attorney and has forwarded for clarification to PWSD.

Rules and Regulations – Mike spoke on the goals of the Committee, the meeting schedule and edited the article to go into the Newsletter.

Tree Removal Bids not available at time of meeting.

Dave would be continuing a search for a handyman and Kathy would assist, once the List is forwarded.

Annual Subscription to Survey Monkey- Mike discussed the need as a way to involve more Homeowners in the Rules update. \$300 per yr. for up to 100 responses. Al motioned to approve, Mike 2nd. Approved unanimously.

IPS Spraying to be delayed- Clay discussed the letter from Nature Way.

Al brought up the possibility of Hosting an Association meeting for the Parker Mayor and Council candidates. Upon further discussion, the topic was tabled as possibly being divisive for the community.

Adjournment at 9:30 pm

An executive session was held.

Next Board Meeting- November 14, 2016 Monroe Hall 7:00 pm

