

Rowley Downs Homeowner Association

Board of Directors Meeting Minutes Draft

Monday, Feb 13, 2017

20184 Williamson Drive Parker, CO 80138

Board Members: All Board Members Present

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Kathy Brown, RealManage present

17 Homeowners Present

I. Call to Order- Al called Meeting to order at 7:59 p.m.(Due to Special Called Meeting)

II. Homeowner Forum -

Mr. Allen discussed violation letter regarding classic car and Mr. Stucky requested info on paying the Assessment in one check.

III. Approval of Dec 2016 and Jan 2017 Minutes- December minutes to be corrected with addition of E.-with verbiage re: Dave Darnall's request for Acctg. Treatment of Common Property/ Capital Improvements and Asset Valuation. Reserve Study/Asset updates are not being tied and no changes are listed though depreciation keeps increasing. Mike moved to approve with changes, Clay 2nd, motion carried. Clay motioned Jan 9th minutes be approved as written, Dave 2nd, motion carried.

IV. Approval of January Financials- Tabled as CD redemption not listed correctly, Financials to be re-run.

V. Ratification of Board Action taken outside of Meeting-Stop Waste Valve Replaced on Regency Place 2/2/2017. Crew installing new meters, once excavated found the Stop Waste Irrigation Valve to be leaking. Robin with Brightview notified Board that if they replaced it, the \$440.00 cost would be much less than if waited to be repaired later. Board authorized expenditure due to excavation already covered by PW and leak would cause problems at irrigation turn on.

Discussion Items

- A. Review of Covenant Violations pending fines- Kathy Discussed only one pending fine, was sent hearing notification for this meeting. Didn't come to either meeting. Fine will be applied.
- B. Content of Spring Newsletter was discussed with Kathy. Results of the Special Meeting to be 1st Article; 3 Coupons to be included for the 2nd,3rd and 4th quarter of 2017, on back page. Easter Egg Hunt Notification and Request if interest in Summer Garage sale to be included.
- C. Mike and Clay discussed process for distribution of Rules and Regs, with Survey for Homeowner input link to be included in the Newsletter and on the Association Community Website(not RealManage portal) Motion by Clay, 2nd by Dave, process for Distribution of Rules and Regs/Survey Approved.

Meeting was Adjourned at 8:58 pm

Next Board Meeting -Monday March 13th, 2017