

MINUTES

Rowley Downs Homeowners Association

Board of Directors Meeting

Monday May 8, 2017

20184 E. Williamson Dr. Parker, CO 80138

Board Members present:

Al Thompson, President

Mike Roueche, Vice President

Clay Hodge, Secretary

Warren (Dale) Brinker, Director

Board Member(s) not present:

David Darnall, Treasurer

Management Representative Present:

Susan Donovan-Smith of RealManage

There was one homeowner in attendance

I. Call to order: Mr. Thompson called the meeting to order at 7:00 pm

II. Homeowner Forum - The owner in attendance inquired about when snow removal takes place. Mr. Thompson clarified that the HOA plows if more than 3 inches of snow on the trails.

III. Approval of April 10, 2017 Board Meeting Minutes: Ms. Hodge made a motion to approve the minutes as presented. Mr. Brinker seconded the motion and

the minutes were approved. Mr. Roueche abstained from voting as he was not present at the March meeting.

IV. Approval of February 2017 Financials: The balance sheet detail as well as the revenue and expense statement through March 31, 2017 were reviewed and accepted by the board as presented.

V. Discussion Items:

A. Review of Covenant Violations, pending fines: Deed Restriction Violation Report was provided to the Board. Mrs. Donovan-Smith stated there were no pending fines.

B. Review of Late Assessment Payments over \$500: Balances over \$500 were reviewed. No action was taken due to the upcoming change in management companies.

C. Proposed Rules and Regs Feedback- Mr. Roueche did not have an update of any new action regarding this topic.

D. Updating HOA Bylaws: Mr. Roueche will mark areas for legal counsel to review and submit recommendations.

E. Stonehenge Island Wall Repair: Mr. Thompson presented two options submitted by Brightview. No decision was made.

F. Writing content for summer newsletter- Mr. Thompson stated content would be due soon for the next newsletter.

G. Moving Board Meetings to 3rd Monday- Mr. Thompson stated there was a conflict with meeting on the second Monday of the month and inquired if the third Monday would be feasible for the Board. Mr. Roueche made a motion to move the meetings to the third Monday and Ms. Hodge seconded. The motion passed.

H. Storm Damaged Tree Limb Removal- Mr. Thompson will speak with Charley at All Pro Trees. If his bid is under \$650, the Board agreed the work could be done without further approval. Mr. Thompson will contact the owner of the property on Dartmoor that requested the arborist leave part of the tree located behind his home to inform him the HOA plans to keep the tree as it is.

I. Backflow Testing/ Parker Water- Mr. Thompson will contact Robin at Brightview to let her know she can test the backflow. He will also ask her to contact Parker Water's contractor to finish checking where meters were put in to determine any damage that would need to be repaired and landscaping put back to its original state.

The open session portion of the meeting was adjourned at 8:30 pm

The Board went into executive session at 8:30 pm.

The delinquency report and deed restriction report were reviewed and discussed. No action was taken.

June 17th will be the E-Waste Pick-Up

The Garage Sale will take place on June 23rd and 24th

The meeting adjourned at 8:40 pm.