

Rowley Downs Homeowners Association
Board of Directors Meeting
Monday March 13, 2017
20184 E. Williamson Dr. Parker, CO 80138

Board members present:

Al Thompson, President
Mike Roueche, Vice President
David Darnall, Treasurer
Clay Hodge, Secretary
Warren (Dale) Brinker, Director

Management Representative Present:

Kathy Brown
Susan Donovan-Smith

There was one homeowner in attendance as of 7:09 pm.

I. Call to order: Mr. Thompson called the meeting to order at 7:06 pm

II. Homeowner Forum - There was no Homeowner Forum discussion.

III. Approval of February 13, 2017 Board Meeting Minutes: Mr. Roueche made a motion to approve the minutes as presented. Ms. Hodge seconded the motion and the minutes were approved.

IV. Approval of January 2017 Financials: After review and due discussion, Mr. Darnall made a motion to accept the financials as presented, seconded by Ms. Hodge. The motion passed and the financials were accepted by the Board. Mr. Darnall was not in favor of accepting the financials due to outstanding inquiries regarding the Common Fund depreciation.

V. Discussion Items:

a. Review of Covenant Violations, pending fines: Deed Restriction Violation Report was provided to the Board. Mrs. Brown stated there were no pending fines .

b. Review of Late Assessment Payments over \$500: The Board directed RealManage to verify final letter was sent to owners owing over \$500 requesting payment plan arrangements or for account to be paid in full. If the three owners do not take action prior to April 10, 2017, the Board authorized the accounts to be sent to Hindman Sanchez for collection action.

c. 2017 Budget and Financial Expenditures Report- Mrs. Brown provided email explanation from Financial Manager, Kelly Delgado, regarding Reserve expenditures and journal entries to be re-classified for Common Fund.

d. Watering of new trees/ dead tree removals: Mr. Darnell, on behalf of the Board, authorized Pine Nursery to provide additional watering of new trees. Mrs. Brown will ensure outstanding invoices are paid to bring the account current. The Board authorized Rick Hill to provide an audit of the Association trees when the open space mowing is performed. Mr. Thompson will ask Mr. Hill to review the trees by the meeting hall for pruning. Mr. Darnall will review HOA trees behind 11353 Hilary Place that were requested to be removed by neighboring owner.

e. Proposed Rules and Regs Feedback- The newsletter containing information on submitting feedback was not received; therefore, there was no feedback to discuss. Ms. Hodge was informed the deadline for feedback could be modified to a later date than the current March 31st deadline on the external HOA website. RealManage will provide status of the newsletter mailing to the board.

f. Open Space Mow- Mr. Thompson made a motion to approve reimbursement to Rick Hill for expenses for the open space mow not to exceed \$1,100. Mr. Roueche seconded the motion and the motion passed.

g. Easter Egg Hunt: The Board approved the change of date for the Easter Egg Hunt to April 8th due to the Town of Parker event already being held on April 15th. The board approved expense for chocolate purchased for the event. Mrs. Brown requested receipts be emailed for reimbursement.

h. Brightview inspection of irrigation after water meter installation: Mr. Thompson will request Robin Price of Brightview inspect areas where the water meters were installed to ensure irrigation is not damaged. If damage occurs, Parker Water should be charged to repair. Inspection can be scheduled during backflow testing in May.

The open session portion of the meeting was adjourned at 8:20 pm

The Board went into executive session at 8:20 pm. One owner appeared before the Board. The Board directed Mrs. Brown to send a letter to the owner clarifying amount owed and providing until end of March to make payment in exchange for fee waiver.

The meeting adjourned at 8:39 pm.