

MINUTES
Rowley Downs Homeowners Association
Board of Directors Meeting
Monday April 10, 2017
20184 E. Williamson Dr. Parker, CO 80138

Board Members present:

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

Board Member(s) not present:

Mike Roueche

Management Representative Present:

Susan Donovan-Smith

There were four homeowner in attendance

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

II. Homeowner Forum - One owner in attendance stated a hardship and asked the board for consideration on her account.

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

IV. Approval of February 2017 Financials: The balance sheet detail as well as the revenue and expense statement through February 2017 were reviewed. Ms. Hodge made a motion to accept the financials. The motion was seconded by Mr. Darnall and the financials were accepted as presented. The Board decided going forward there would not be a separate discussion line item regarding the financial reports.

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: The Board directed RealManage to send final notice on accounts over \$500; however, no additional collection action at this time without Board approval.

C. Easter Egg Hunt/Garage Sale/E-Waste Pick-up: Ms. Hodge stated the Easter Egg Hunt was a great success. Approximately sixty children participated and ample volunteers provided assistance. Only two people

have expressed interest in a community garage sale. The Board discussed the e-waste pick-up. The Board chose June 17th as the preferred Saturday to hold the event from 10:00 a.m. until noon. Ms. Hodge will check to ensure that date is available and she will obtain a description of what items e-waste will include for pick-up. Ms. Hodge stated she would not be available for the event. Mr. Thompson stated he would be able to spearhead the event.

D. Proposed Rules and Regs Feedback- Mr. Thompson read an email from Mr. Roueche regarding a five step process for updating the Rules and Regulations. The Board discussed the due diligence that has been taken to inform the membership of the Rules and Regulations and allow them time for feedback prior to making any changes. Committee members in attendance expressed disappointment in the small number of members who have provided comments and suggestions. The Board approved the proposed five step plan.

E. Updating HOA Bylaws: Discussion of the HOA Bylaws was tabled until the next meeting when Mr. Roueche could be present to discuss this topic.

F. Stonehenge Island Wall Repair: A truck carrier knocked over part of the island wall. Suggestions were discussed. Brightview Landscaping will meet with members of the Board to discuss options.

G. Spring Tree Removal: Mr. Thompson explained that Rick Hill identified two trees on HOA property. One is a safety hazard for the owner. It is a Cottonwood that is hollow behind 11137 E. Dartmoor. The Board agreed the tree should be removed. Mr. Thompson will send bids on Thursday, the 13th for the Board to review. The other tree appeared to be in good health. The Board agreed no action should be taken if it is in good health.

The Board asked the membership if there were any additional questions, comments or concerns. Two members of one household expressed concerns regarding their statement and the Architectural Committee process. Mrs. Donovan-Smith was given a copy of their statement with their concerns and stated she would look into the issue and contact them directly.

The open session portion of the meeting was adjourned at 8:38 pm

The Board went into executive session at 8:38 pm.

The delinquency report and deed restriction report were reviewed and discussed.

The meeting adjourned at 9:22 pm.