

**Rowley Downs HOA  
Board of Directors Meeting Minutes  
July 16, 2018**

---

**Establish a Quorum/Call Meeting to Order**

The regular monthly Board of Directors meeting was held on Monday, July 16, 2018 located at 20180 E Williamson Dr. Parker, CO 80138. The meeting was called to order at 7:05 PM. A quorum was established.

Present Board members were:

- Albert Thompson
- Warren (Dale) Brinker
- Clay Hodge
- David Darnall

Absent Board member was:

- Joe Huckaby

Also present was Natasha Henricks, Association Manager from Summit Management & Consulting.

**Homeowners Open Forum**

Homeowners Open Forum is held during each Board Meeting to allow owners an opportunity to voice opinions, compliments, concerns or issues as they relate to the Association. There were 3 homeowners in attendance.

**Minutes**

A motion was duly made;seconded and unanimously carried to approve the following:

- June 25, 2018- Board of Directors Meeting Minutes

**Management Report**

Management Report: Natasha reviewed the management report.

Email Ratification: None.

**Committee Reports**

1. Architectural- Dale Brinker reviewed the status on the following request to the Board of Directors.
  - Approved: 11409 E. Regency Ct. Covered Deck
2. Declaration & Bylaw Amendment/Rules & Regulations- Al informed the membership that Dupont Law Firm will present draft of the Declarations and Bylaws by August 15, 2018. Management provided the Board with a list of attorney questions which will be discussed during the Executive session. The Board requested Management attempt to schedule an appointment with the attorney on August 20, 2018 to review the drafts.
3. Grounds- Management provided the Board with purchase/installation options for a pet waste station at Seibert Circle and Sussex Ct. A motion was duly made;seconded and unanimously carried to approve option 2 as presented.

Management informed the Board that Horizon has agreed to replace the damaged backflow sign at no cost to the Association and that the ditch mow is scheduled to be completed the first week of each month.

## **Old Business**

1. Summer 2018 Newsletter- Tabled.
2. Ice Cream Social- There was a discussion regarding hosting an ice cream social within the community.

## **New Business**

1. Xcel Energy Project- Management informed the Board that Randy Pye with FulcrumOne is scheduled to present an update to the membership on August 20, 2018 at 7:00 PM. Management provided the Board with a summer 2018 update for review.

## **Financial Report**

1. June 2018 Financial Report- The Board will review the June 2018 financial report and email Management with any questions. The Board requested that the web version only be included in the Board packet for review and email full financials for Board review.
2. Approve Payables (Payables were sent to the Board prior to the meeting and review/signatures were obtained during the meeting) - A motion was duly made;seconded and unanimously carried to approve the payables that were presented.

## **Adjournment**

With no further business, the meeting adjourned at 8:10 PM.

The Board of Directors meeting is scheduled for August 20, 2018 at 7:00 PM located at 20180 E Williamson Dr.

## **Executive Session**

Executive Session was held.

**Natasha Henricks**  
**Association Manager, CMCA**  
**Summit Management & Consulting**  
**4950 S Yosemite St, F2-506**  
**Greenwood Village, CO 80111**