

**Rowley Downs HOA
Board of Directors Meeting Minutes
August 20, 2018**

Establish a Quorum/Call Meeting to Order

The regular monthly Board of Directors meeting was held on Monday, August 20, 2018 located at 20180 E Williamson Dr. Parker, CO 80138. The meeting was called to order at 7:02 PM. A quorum was established.

Present Board members were:

- Albert Thompson
- Warren (Dale) Brinker
- Joe Huckaby
- Clay Hodge

Absent member was:

- David Darnall

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

Vendor Presentation

Randy Pye with FulcrumOne came to provide the membership with an update on the Xcel Energy Project.

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 8 homeowners in attendance.

Minutes

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

- July 16, 2018- Board of Directors Meeting Minutes

Management Report

Management Report: Natasha reviewed the management report.

Maintenance Report: Natasha reviewed the work order report.

Covenant Enforcement Report: Management provided the Board with the Covenant Enforcement report for review.

Email Ratification: None.

Committee Reports

1. Architectural- Dale Brinker reviewed the status on the following request to the Board of Directors.
 - Approved: 20176 E. Aintree Place- Shed
2. Declaration & Bylaw Amendment/Rules & Regulations- AI informed the membership that Dupont Law Firm will present draft of the Declarations and Bylaws by August 27, 2018. Once received, a working session will need to be scheduled.
3. Grounds- Management informed the Board that the pet waste station was scheduled to be delivered the week of August 20th and will promptly be installed.

Management and Joe Huckaby scheduled a tree inspection for August 22, 2018.

Old Business

No old business to discuss.

New Business

1. 2019 Budget Discussion- Management informed the Board that a draft of the 2019 budget would be presented at the September 17, 2018 Board of Directors meeting.

Financial Report

1. July 2018 Financial Report- The web version of the financial was included in the Board packet for 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 8:13 PM.

The Board of Directors meeting is scheduled for September 17, 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