

**Rowley Downs HOA
Board of Directors Meeting Minutes
April 15, 2019**

Establish a Quorum/Call Meeting to Order

The regular monthly Board of Directors meeting was held on Monday, April 15, 2019, 2019 located at 20180 E Williamson Dr. Parker, CO 80138. The meeting was called to order at 7:03 PM. A quorum was established.

Present Board members were:

- Albert Thompson
- Joe Huckaby
- Chris Dickey
- David Darnall
- Clay Hodge

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 4 homeowners in attendance. Topics of discussion included:

- Tree limbs overhanging walkway to park
- Sheds
- Backyard Landscape

Minutes

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

- March 18, 2019 Board of Directors Meeting Minutes

Management Report

Management Report: Natasha reviewed the management report.

Covenant Enforcement: Management included the report for the Boards review.

Maintenance Report: No report.

Email Ratification: None

Committee Reports

1. Social- Clay informed the Board that the Easter Egg Hunt is scheduled for Saturday, April 20, 2019 at 10:00 AM and the volunteers will begin setting up between 8:30-8:45 AM.
2. Architectural- Chris Dickey reported that two requests have been approved and there is currently one pending architectural request for 20194 Aintree Court. A motion was duly made;seconded and unanimously carried to approve the request as submitted.
3. Declaration Amendment/Rules & Regulations- Management provided the Board with draft email to distribute to the homeowner with the final draft of the Rules & Regulations for their review. A motion was duly made;seconded and unanimously carried to approve Management disbursing the Rules & Regulations to the membership with the draft

email presented by Management.

Management informed the Board that the revised covenant enforcement policy was distributed to the homeowners on March 25, 2019.

There was a discussion regarding Section 7 of the Revised Declarations verses Section 3 of the Existing Declarations. After careful review, the Board agreed that no change is required.

4. Grounds-

- ❖ Management informed the Board that the damage fence at 20881 Parliament Place which was damaged by the snow removal contractor was repaired on April 8, 2019.

- ❖ Management provided the Board with a Spring maintenance update from Horizon Landscape. Below is the information which was presented:

- Spring Clean Up- Completed
- Aeration- Completed
- Irrigation Activation will occur the week April 22, 2019
- Weekly services will begin the week April 22, 2019
- Stop & Waste Installation (Cambridge Ct.) will be completed within 2 weeks
- Backflow testing scheduled for May 9, 2019

Old Business

1. Little Libraries- Tabled.

New Business

1. Weapon Usage in Community- Dave informed the Board that a deer had been shot within the community and reminded homeowners that weapon discharge within the community is not permitted and to leave the deer alone.

Financial Report

1. March 2019 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.
3. 2018 Taxes- Management informed the Board that the 2018 taxes had been completed, signed, and mailed.

Adjournment

With no further business, the meeting adjourned at 7:53 PM.

The Board of Directors meeting is scheduled for May 20, 2019 at 7:00 PM located at 20180 E Williamson Dr.

Executive Session

Executive session was held.

Natasha Henricks
Association Manager, CMCA

Summit Management & Consulting
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