

**Rowley Downs HOA  
Board of Directors Meeting Minutes  
June 24, 2019**

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

The regular monthly Board of Directors meeting was held on Monday, June 24, 2019, 2019 located at 20180 E Williamson Dr. Parker, CO 80138. The meeting was called to order at 7:00 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 7 homeowners in attendance. Topics of discussion included:

- Ballfield Reservations
- Speed Limit for Bicycles
- Spurge- Informational Presentation from Homeowners
- 11174 Cambridge Ct- Homeowner indicated that the drainage needed to be cleared out again

**Minutes**

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

- May 20, 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. Architectural- Management included the report for the Boards review. Chris Dickey reported that nine (9) requests have been approved.
2. HOA Design Guidelines (i.e. Rules & Regulations)- Management provided the Board with a copy of the HOA Design Guidelines for review. Natasha informed the Board that the items highlighted in red will not be implemented unless or until a Declaration Amendment has occurred.

A homeowner had noted that the revision to the garage door and driveway sections have not been corrected, and the Board requested that the revision be made. There was also a question regarding the verbiage regarding

automatic approval verses denial after 35 days of submittal.

An email blast is to be sent to the homeowners with email addresses on file and hard copies are to be mailed to the remaining homeowners.

3. Declaration Amendment- The Board of Directors and Management will schedule a date for a working session following July 22, 2019.
4. Grounds-
  - ❖ Management informed the Board that the pet waste stations have been installed.
  - ❖ Sod Replacement & Volleyball Court Maintenance - Management informed the Board that the vendor is delayed, and this project is scheduled 6 weeks out.
  - ❖ Common Area Trees- There was a discussion regarding the state of the common area trees. The Board requested that Management obtain proposals from 3 arborist to complete an audit of the common areas. A homeowner provided a recommendation to contact CSU.

### **Old Business**

1. Save PACE Center Parking and Pine Curve 3.0- Enclosed in the packet was the draft HOA member letter and Press Release for the Boards which was distributed to the membership.

### **New Business**

1. 20280 Cambridge Way (Spurge Complaint)- This business item was discussed during the open forum, so the Board proceeded to the next topic of discussion.
2. Kime Ranch Annexation and Development- Al reported that the Town of Parker is requesting feedback from the Association regarding Kime Ranch. The proposal is to have the 52 acres rezoned to a planned development of 165 single family residences. The Board requested input for the homeowners present at the meeting. The homeowners expressed concerns regarding water, traffic congestion, flow patterns, and elevation of the land.

A motion was duly made;seconded and unanimously carried to approve Al Thompson drafting a response to the City for the Boards review.

### **Financial Report**

1. May 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.

### **Adjournment**

With no further business, the meeting adjourned at 8:40 PM.

The Board of Directors meeting is scheduled for July 29, 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**  
**4950 S Yosemite St, F2-506**  
**Greenwood Village, CO 80111**