

**Rowley Downs HOA
Board of Directors Meeting Minutes
July 29, 2019**

Establish a Quorum/Call Meeting to Order

The regular monthly Board of Directors meeting was held on Monday, July 29, 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 10 homeowners in attendance.

Topics of discussion included:

- Introduction of New Homeowners (Stephen & Sue Fox)
- Acknowledgement of Deaths
- Landscape Beauty Bands
- Wood Pile (Possible Fox Den)- Near Lori Stucky's Home
- Postcard to Homeowners requesting email addresses

Minutes

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

- June 24, 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.

Email Ratification: A motion was duly made;seconded and unanimously carried to ratify the following:

- Horizon Landscape- Shrub Renewal Pruning \$500.00

Committee Reports

1. Architectural- Management included the report for the Boards review. Chris Dickey reported that three (3) requests have been approved.
2. Declaration Amendment- Management will be sending an email to the Board of Directors to schedule a Board working session. Clay indicated that she will be out of town from August 10th through August 20th.
3. Grounds- Joe provided an update on the following items to the membership:
 - Ballfield Parking Lot Fence Repairs- Completed
 - Sod Replacement (Cambridge Court, Parliament Way, and Hillary Place)

- Volleyball Court Maintenance- Completed
- Fertilization & Weed Control (2nd Application) occurred July 23, 2019
- Shrub Renewal Pruning scheduled for the week of August 5, 2019
 - ❖ Edenborough Ct. - 2 potentilla
 - ❖ Edenborough Pl.- 1 potentilla
 - ❖ Aintree Pl.- 1 potentilla
 - ❖ Marlborough Dr.- 1 Juniper
 - ❖ Lyttle Dr.- 1 potentilla
 - ❖ Parliament Ct.- 1 dead pine tree
 - ❖ Parliament Way - 1 potentilla
 - ❖ Sheffield Ct.- 1 deciduous shrub
 - ❖ Regency Way- 1 deciduous shrub
 - ❖ Edenborough Way- 1 potentilla

Old Business

1. Constant Contact- Clay indicated that she would like to keep constant contact for membership communication. The annual cost for this service is \$96. A motion was duly made;seconded and unanimously carried to approve the request as presented. A homeowner indicated that this information should be included on the postcard, so homeowners can distinguish between emails from Management verses Board members.
2. Save PACE Center Parking and Pine Curve 3.0- Al reported that at the March 18, 2019 Town Council meeting, the Town Council approved a broker listing agreement, for real property owned by the Town, including the Pine Curve Property. The Town Council will be considering a purchase and sale agreement between the Town of Parker and UDC Miller, LLC, for the Pine Curve Property. The Town Council will be reviewing the purchase and sales agreement at the August 5, 2019 meeting and all homeowners are encouraged to attended.
3. 20280 Cambridge Way (Spurge Complaint)- Management informed the Board that a proposal in the amount of \$250.00 has been approved to complete a fall application for the property owned by the Association. The Town indicated that the would be completing a fall application as well but did not provide a specific service date.
4. Kime Ranch Annexation- Al reported that he submitted a response to the Town of Parker on June 26, 2019 requesting additional information and voicing the homeowner's concerns regarding water, traffic congestion, flow patterns, and elevation of the land.

New Business

1. Pet Waste Station (Bag Clarification)- Al indicated that the homeowners were accidentally pulling out receptacle liners for use at the stations.

Financial Report

1. June 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 7:58 PM.

The Board of Directors meeting is scheduled for August 19, 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