

**Rowley Downs HOA
Board of Directors Meeting Minutes
August 26, 2019**

Establish a Quorum/Call Meeting to Order

The regular monthly Board of Directors meeting was held on Monday, August 26, 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 4 homeowners in attendance. Topics of discussion included:

- Planes (Overhead Traffic)
- Police Activity on Edinborough Place

Minutes

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

- July 29, 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- Stop & Waste (Lyttle Dr.)- \$1,800- \$2,400
- Postponement of the August 19, 2019 Board of Directors Meeting

Committee Reports

1. Architectural- Management included the report for the Boards review. Chris Dickey reported that four (4) requests have been approved.
2. Declaration Amendment- A Board working session was scheduled for September 12, 2019 at 7:00 PM.
3. Grounds- Joe provided an update on the following items to the membership:
 - Stop & Waste Replacements (Lyttle and Cambridge)- Completed
 - Siebert Circle Mowing & Weed Spraying in Sidewalk Crack/Gutters- Completed August 15, 2019
 - Shrub Renewal Pruning- scheduled for the week of August 26, 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
- Pet Waste Stations- Weekly maintenance is occurring and receptacle liner issue has been resolved.
- Tree Audit Proposal have been requested by Maiden Tree, The Natural Way, and Sandoval Tree Care
- 20280 Cambridge Way- Spurge Application was completed August 8, 2019

Old Business

1. Save PACE Center Parking and Pine Curve 3.0- Al reported that he has spoken at the last two meetings. The City Council has approved the intent to sale. Taxpayers have until September 10, 2019 to obtain petitioner signatures to have the issue placed on the ballot for a vote.

Local businesses spoke at the Town Hall Meeting, and it was a consensus that they were in favor of the sale of this land. A homeowner asked if there was a list of businesses that spoke at the Town Hall Meeting for his review and Al indicated that the information can be found on the Town of Parker Website.

Majority of the homeowners and residents of the Town of Parker are opposed to the sale of this land.

Al indicated that he helped canvas Town & Country for signatures over the weekend, and they were able to obtain an additional 50 signatures in 3 hours.

2. Kime Ranch Annexation- Clay reported that the proposed development was approved.

New Business

No new business to discuss.

Financial Report

1. July 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 7:45 PM.

The Board of Directors meeting is scheduled for September 16, 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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Greenwood Village, CO 80111