

**Rowley Downs HOA
Board of Directors Meeting Minutes
December 16, 2019**

Establish a Quorum/Call Meeting to Order

The regular monthly Board of Directors meeting was held on Monday, December 16, 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
- David Darnall
- Chris Dickey
- Clay Hodge
- Joe Huckaby

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 3 homeowners in attendance. The following were topics of discussion:

- Homeless Camp
- Trash Service
- Raccoons
- Comment on WM services

Minutes

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

- November 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.

Email Ratification: None

Committee Reports

1. Architectural- Chris Dickey reported no architectural requests have been submitted.
2. Declaration Amendment- The Board was emailed a copy of the Revised Amended & Restated Declarations for review. The Board instructed Management to send an email blast to the membership with the Revised Amended & Restated Declarations for review. Hard copies will be mailed to homeowners that do not have an email address on file with the management company.
3. Grounds- Management provided the Board with a 2020 open space mowing proposal and map from Rick Hill for consideration. A motion was duly made;seconded and unanimously carried to approve the proposal as presented in the amount of \$1,300.

AI informed the membership in the homeowner open forum that the homeless camp located behind 11166 Cambridge Court was no longer there.

Old Business

1. Save Hometown Parker, Inc.- AI reported that the site plan submitted by Miller was rejected due to not meeting the percentage criteria for residential verses commercial (60% Residential/40% Commercial). Miller has withdrawn their offer and the property has been relisted for 90 days. Save Hometown Parker, Inc. is pursuing legal options.
2. Kime Ranch Annexation and Development- Natasha contacted Bill with Norris Design to determine if a hearing has been scheduled. Bill indicated that a hearing would not take place until 2020. Norris Design just provided their first submittal in October and it typically takes 3-6 months to schedule the first hearing. Bill advised management to check back with him in January and he'll provide the Association with an update.
3. Trash Collection Proposals- Management provided the Board with four (4) trash collection proposals and the results from the homeowner survey for review. The results from the survey are listed below for review:
 - 54- Voted to remain with Haulaway
 - 38- Voted to change providers
 - 3- Did not have a preference
 - 2- Stated they were not in favor of the trash service being handled by the Association, period.

After comparing the pricing of each proposal, reviewing the differences from the current contract, and considering the homeowners input the Board took a vote. A motion was duly made;seconded and unanimously carried to approve remaining with Haulaway for additional year with the understanding that they are still on notice and the Association expects Haulaway to fulfill their contractual obligations. If these obligations are not met, the Association will terminate the contract with proper notice as depicted in the contract.

4. 2020 Approved Budget- Management provided the Board with the Revised Approved 2020 Budget for review. No action required.

New Business

1. 2020 Meeting Schedule- Management provided the Board with the 2020 meeting schedule for review. No action needed.
2. 2020 Annual Meeting Notice- Management provided a draft of the January 20, 2020 Annual Meeting Notice for the Boards review. The Board requested that the meeting start time be changed to 7:00 PM.

Financial Report

1. November 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 8:10 PM.

The Annual Meeting is scheduled for January 20, 2020 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