

**ROWLEY DOWNS HOMEOWNER'S ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
MONROE HALL  
MINUTES**

**March 14, 2011**

President Dale Brinker called the meeting to order at 7:00 pm in the meeting hall.

Present: Board members Dale Brinker, Barbara Lacey, Ava Belli, Ron Faulkner, Steve Andrews, Michael Monroe, Mike Roueche and Clay Hodge.

Absent: Greg McGuire

Also present: Jean Fowler and Bob Morris from SPM, and Josh Cyboron from Emerald Isle

**Determination of Quorum**

The chair announced that eight of the nine Board members were present, therefore signifying that a quorum was present.

**Homeowner Forum**

None

**OLD BUSINESS**

The Chair stated that the fence issue (redacted for member confidentiality) had been settled, (redacted).

Josh Cyboron from Emerald Isle talked about Backflow Valve theft mitigation. He indicated one possible solution was to install \$240 quick disconnects (previously discussed as a \$75 cost item) and remove them over the winter. This would be too expensive a solution. Josh then indicated that the backflows could all be painted in black paint to discourage anyone taking them. He offered to do the painting at no charge to the Association.

Mr. Cyboron, because of the confusion and dissatisfaction regarding the xeriscape garden on the center island at the entrance, offered to rework the island during April/May for cost of materials. Josh is sending plans to SPM, and SPM will submit them to board members.

Mr. Cyboron discussed aeration, Pre-emergent/fertilizer application, indicating that it should be done by mid-April. He indicated that he would submit a bid on applying Revive to the ballfield—to reduce watering needs. Dale will check with Greg Pekol on what to do to enhance the ballfield.

Mr. Cyboron presented the possibility of using Reveille Hybrid grass in the neighborhood to decrease watering. He reported that it needed significantly less water than Kentucky Bluegrass. He was asked if it could be established over time through over-seeding. His experience includes laying it as sod but indicated that he would check to see if it could be established through over-seeding.

After discussion, motion was made, duly seconded, and unanimously approved to ladder \$80,000 of reserves in one- and two-year CDs. According to the motion, On each of the following dates--April 1, 2011; July 1, 2011; October 1, 2011 and January 1, 2012, SPM would place \$10,000 into a one-year CD and \$10,000 into a two-year CD. As the one-year CDs mature during the second year, they would be reinvested into two-year CDs. After January 1, 2013, all reserves in CDs will be in two-year CDs.

Barb Lacey stated that a follow up meeting would be held on March 15, 2011 to further discuss the bids submitted by contractors to provide services to Rowley Downs HOA.

Ava Belli reported that she had been in touch with the Town of Parker Public Works Department and that they have on the calendar the repairs to curbs & gutters on Stonehenge between Main Street and Siebert Circle. She also reported that she had submitted the grant proposal to the city to xeriscape the front entrance and enhance the Gazebo. She indicated that we should find out whether we will receive the grant on approximately May 15, 2011.

Michael Monroe brought to the attention of the board the issue regarding a picnic table and bench located on the common area of Sheffield Court. After a discussion the following motion was made.

MOTION: After a motion was made and duly seconded, in a vote of 5 in favor and 3 opposed, it was agreed to contact the members on Sheffield Court to have the picnic table and bench moved by March 21 to an inconspicuous location on the common area island, with the stipulation that the picnic table and bench be properly and permanently installed (with ARC approval) by April 30, 2011.

### **NEW BUSINESS**

The Chair led a discussion regarding covenant violations as seen during the community drive through inspection on March 10<sup>th</sup>, 2011. The Board agreed to send letters to the cited offenders that were in non-compliance.

### **COMMITTEE REPORTS**

ARC Committee-Dale Brinker reported that the homeowner (redacted for member confidentiality).

Social Activities-Clay Hodge reported that she would like to continue with the community Easter Egg hunt. She stated that all she has to buy is some candy as she has the eggs left from last year--ones she bought at deep discount after last year's Easter Holiday. After a short discussion, the date of April 16, 2011 was chosen.

Landscape Enhancement Committee-Ava Belli reported that the Board was reviewing several landscape bids. Josh Cyboron agreed to forward any and all plans he had on file for review by the committee for consideration.

### **MINUTES APPROVAL**

The February 14, 2011 meeting minutes were approved as presented.

**FINANCIALS**

The February 28, 2011 Financials were approved as submitted.

**NEXT MEETING**

The next regularly scheduled Board of Directors meeting will be held on April 11, 2011 in Monroe Hall at 7:00 pm.

**ADJOURNMENT**

There being no further business to come before the Board, the Chair adjourned the meeting at 9:30 pm.

Submitted by;  
Mike Roueche  
Bob Morris  
Jean Fowler