

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

April 11, 2011

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

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

Also present: Jean Fowler from SPM, and two representatives of Shaw Landscaping (they were not present when contracts were discussed)

Announcement

The Chair announced that since the last meeting, two elected Board members had resigned, Greg McGuire and Michael Monroe. A discussion was held regarding filling the vacancies. The Chair reported that the Bylaws provide for a Board comprised of five to nine members. After discussion, it was determined that the Board will see how well it works with seven members and will not replace the resigned members for the time being.

Determination of Quorum

The chair announced that all Board members were present, therefore signifying that a quorum was present.

Homeowner Forum

None

OLD BUSINESS

(Redacted for member confidentiality).

A motion was made and seconded affirming the earlier decision to terminate Emerald Isle (EI) as our landscaping company. The motion was carried by a vote of six in favor and one opposed. The Chair opposed the motion because we were ending the contact with EI before the end of the contracted time period.

A motion was made and seconded affirming that the Board would negotiate to contract with Shaw Landscaping. The motion was carried unanimously. Shaw would provide via email the contract to SPM who would forward it to the entire Board for review. Board members would get any comments to the Chair by the end of Thursday. If there were no issues raised by Board members, that could not be easily resolved, the Chair would sign the contract as early as Friday, April 15. The contract would be effective May 1 and last until December 31, 2012. The monthly rate would be \$2,330 (\$27960 annually), saving about \$200 per month over current contract while enhanced services would be provided. Additionally, charges for additional work would be substantially lower than under the current contract. The time gap between contracts would also save the HOA about \$2,500.

Barb Lacey distributed additional proposals on HOA management. Ava Belli was to redistribute a proposal that she had received. Timing on any possible decisions was discussed, with no specific timetable agreed to. All board members were to review all proposals for discussion at next regularly scheduled board meeting.

Ava Belli reported that the Landscaping Committee met with representatives of Town of Parker to discuss the proposal for a grant to beautify the Gazebo and land around the Gazebo. During the meeting, Parker representatives explained that the HOA does not own the land from Mainstreet to Siebert Circle, including the island where the Gazebo sits. The HOA, however, is responsible for maintenance. They explained that the arrangement is not unique. TOP representatives were to do further research on the arrangement. Decision will be made by May 15.

Volunteer homeowners had installed stone picnic table on Sheffield Court.

NEW BUSINESS

The Chair led a discussion regarding covenant violations as seen during the community drive through inspection on April 9, 2011. Board directed various actions based on individual circumstances.

Board encouraged Ava Belli to continue working with KWAL on developing a paint book for Rowley Downs. She reported that a Rowley Downs paint book already exists at Guiry's Paint, entitling HOA members to significant discount on paint. She will continue working with KWAL. While the KWAL program already offers 30% discount on paint to HOA members, Ron will explore increasing the discount. Neither program requires members to choose their paint from the books, but offers possible, neighborhood compatible color combinations to facilitate interested HOA member color choices.

Ms. Belli purchased new sign to use announcing board meetings and expressed interest in developing consistent signage for neighborhood activities.

Extensive discussion took place regarding updating/creating rules and regulations to cover architectural and other issues. SPM will provide the board with up-to-date examples of rules and regulations from other HOA's as a basis for developing updated rules and regulations for Rowley Downs. The Chair will research recent Colorado laws that may impact the process and result.

Ms. Fowler led a discussion on implementing a "Consent Agenda" in Board meetings to expedite them. The Board made no decision on using such an agenda.

Aging report resulted in a discussion of members in arrears on dues. A letter will be sent to one member, indicating that if they do not resolve their significantly late dues, their case will be turned over to a lawyer.

(Redacted for member confidentiality).

COMMITTEE REPORTS

ARC Committee-No report.

Social Activities-Clay Hodge reported that she was preparing for upcoming (Saturday, April 16th) Easter Egg hunt. She and other volunteers will hide eggs beginning at 9 am, with hunt beginning at 10 am. Other activities were discussed, with Neighborhood Clean Up scheduled for May 14 and the Neighborhood Garage Sale tentatively scheduled for June 11. Ms. Hodge will confirm June 11, after reviewing other area garage sales.

Communications-Clay Hodge is putting together newsletter for distribution later in April. Some article assignments include Paint Books (Ava Belli), Change of Landscape Providers (Mike Roueche).

MINUTES APPROVAL

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

FINANCIALS

The March 31, 2011 Financials were approved as submitted.

NEXT MEETING

The next regularly scheduled Board of Directors meeting will be held on May 9, 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 10:30 pm.

Submitted by,
Mike Roueche
Jean Fowler