

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

May 9, 2011

President Dale Brinker called the meeting to order at 7:10 pm in the meeting hall.

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

Also present: Jean Fowler from SPM, and Donald Shaw and Carl Gregg from Shaw Landscaping.
Homeowners Lisa Marshall and Greg Pekol.

Determination of Quorum

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

Homeowner Forum

One homeowner from (redacted) raised concerns about a dead tree that needed to be cut down in a neighbor's yard as it was threatening the homeowner's home. The board will send a letter to the tree owner requesting that it be cut down.

Same homeowner asked about swimming pool water being drained into Rowley Downs (RD) drainage area. The homeowner was referred to Parker Public Works.

Greg Pekol asked when water and weed killer/pre-emergent would be applied to ball field. Board indicated that SPM will follow up on the weed application with Emerald Isle (EI) and, if need be, with Shaw to get done quickly. (The board asked SPM to encourage EI to apply fertilizer rather than pre-emergent.) He was also told that Shaw is in the process of turning on water to the field.

Mr. Pekol also indicated that there was no problem with the church group using the ball field parking lot for a garage sale on May 20 and 21 (from 8 am till 2 pm).

OLD BUSINESS

Following an informational meeting with interested board members with Western States, the board will ask Ava to set up a similar informational meeting with Real Manage. If both companies are acceptable possibilities, they along with SPM will be invited to submit proposals. It was felt that after these informal meetings, we would not need to meet with the companies again, but would ask that proposals be submitted in anticipation of getting bids for discussion/decision at the Board's meeting in July.

Board approved paying \$500 per mowing of native grass areas to homeowner Rick Hill, with a maximum of three mows per year.

Shaw indicated that they will work in RD on Wednesdays. In early weeks they will trim bushes, being careful not to cut off too much bush. Where bushes cannot be cut back, but have grown into road, they will recommend removing the bushes and replacing with new, small junipers.

The board reviewed last year's bid and plan from Shaw to remedy the problems with the landscaping done in 2010 on the entrance island. The conclusion of the discussion was that they will do a new design, based on the design they did for the gazebo island. The plan will be budgeted for \$7,000, but scalable to \$5,000. They will send the plan to the Board by the end of the week, and the Board will make a decision on whether to proceed and to what extent as soon as possible by email.

After discussion of possible ways to renovate the volleyball court or expand its use to youth-oriented game area, the Board asked Shaw to get a bid on doing this with sand, pea stone, or artificial turf.

NEW BUSINESS

The Chair led a discussion regarding covenant violations as seen during the community drive through inspection on May 6, 2011. Board directed various actions based on individual circumstances.

Shaw Landscaping was asked to get an estimate for cleaning up debris (redacted) in common area by ball field. (Redacted).

The board unanimously approved \$500 for application by Shaw of ironite on the ball field, entrance and all islands. Shaw was asked to bid on topping off rock on islands where dirt and landscape fabric are showing through. They were also asked for bid on pulling post on Regency Place. Shaw was asked for bid on replacing broken controller on Edinborough Way. (Redacted). Shaw will provide estimate for wired and wireless controller. Advantage to wireless is less vandalism and the ability to disconnect from IREA (saving a guesstimate of \$75 a year for this controller).

Clay Hodge indicated that several homeowners had contacted her asking why Sheffield Place has a park bench. Dale Brinker was to find out history of the benches on both Sheffield cul-de-sacs.

Ava Belli volunteered to take pictures of brick and stone used on houses in RD for use in KWAL paint book.

Aging Report: homeowner at (Redacted) has put into place a schedule to catch up on their late HOA payments.

Board discussed (Redacted), where a member had put up a fence blocking the common property. The Chair had spoken to the member, but the Board decided that the fence should be taken down and will ask homeowner for this as a fence and a dog at the property will keep people from using the common property as a pass through.

COMMITTEE REPORTS

Rules and Regulations—Dale and Jean met and identified a few areas where rules and regulations could be modified: mailboxes—both black and red; roof specs, vehicles, weeds, xeriscape guidelines. They will propose wording for changes and present to Board. Board discussed not activating them as Rules and Regulations but by Resolution of the Board.

Social Activities-Board decided to move the Neighborhood Clean Up to June 18, a week after the Neighborhood Garage Sale finalized date of June 11. Board also discussed renting a dumpster on the week of the Neighborhood Clean Up. SPM will get an estimate from Haulaway Trash Removal for placement of two dumpsters on the weekend of June 17 – 20, 2011.

MINUTES APPROVAL

The April 11, 2011 meeting minutes were approved as presented.

FINANCIALS

The April 30, 2011 Financials were approved as submitted.

NEXT MEETING

The next regular Board of Directors meeting will be held on June 13, 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