

**Rowley Downs Homeowner Association**

**Board of Directors Meeting Minutes**

**Monday, October 10th, 2016**

**20184 Williamson Drive Parker, CO 80138**

Board Members Present: Al Thompson, President, Mike Roueche, Vice President  
David Darnall, Treasurer, Clay Hodge, Secretary, Dale Brinker, Director  
Management Representative: Kathy Brown, RealManage

Meeting was called to order at 7:08 pm by Al Thompson

Approval of Minutes- The Board did not have a chance to review the Minutes and they will be reviewed prior and approved at the November meeting.

Homeowners Forum- 11366 Hillary Place discussed his trailer that should be allowed 72 hours to be unloaded/loaded but is still receiving violations. Al clarified that if it is moved within that time, it will not cause a violation in the future. Board requested that Kathy contact the Inspector to notify.

Parker Water Rate MOU- Mike Roueche explained the agreement that had been worked out with Parker Water in regards to how the irrigation rates for non-metered areas would be assessed starting in 2017. Al informed the Homeowners that Mike and he had worked very hard on this agreement to the benefit of the Association.

August Financials were reviewed with Kathy giving answers to the Board on any questions. Financials were approved.

The delinquencies were reported and the 2 accounts with the Attorney are being pursued with one due to be paid off this week and late charges waived per Board approval.

Kathy presented the Fall Newsletter Draft, accepted corrections and will send the revised out as a mass mailing. The December Newsletter will include the coupon that Homeowners can utilize to make their quarter Assessment payments starting with the Jan 1, 2017 due date.

As the Insurance automatically renewed and the Board still had questions in regards to the quotes that Kathy sent them, any change will be tabled for the moment.

Mike gave an update on the Rules and Regs committee, explaining that this would be an ongoing process into summer of 2017. The committee will be seeking survey requests as they get farther along in the process to get the Residents' input.

Due to Budgetary concerns, further tree Bids and projects will be tabled until after the Board meets to finalize the 2017 Budget.

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Members of the Community may be attending the Parker HOA Round table but Board members, if they choose to attend, will do so as residents. The Board had sent an email to the organizer with their concerns regarding the timing of the Round Table to occur right before the elections.

Violations were discussed with the new Guidelines outlined for Kathy to pass to the inspector as well as adding a 2<sup>nd</sup> inspection once cost is discussed.

Meeting was adjourned at 8:10pm

The Board then met in executive session to discuss the 2017 budget.

Next Meeting will be Nov 14<sup>th</sup> at 7pm