

**ROCKWOOD HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 17, 2008**

The board of Rockwood Homeowners Association (HOA) held a quarterly meeting on Thursday, April 17, 2008 at the home of Marilyn Barbour. In attendance: Bob Miller, Jim Williams, Tom Bonner, Marilyn Barbour, Chris Guenther, and Tracey Hecker. Absent: Joe Schaub, Renae Pfaltzgraf, and Jim Litts. Molly Egger and Bernie Johnson were invited guests.

**OLD BUSINESS:**

**Web Site:** Bernie Johnson has the web site (rockwoodhomeowners.com) up to date with current roster available to those who have been told to hit the “r” after directors to link them to the roster. (There is part of director’s list in Director 1 and another part in Director 2 – so if you are doing a group email, use both lists). That is an effort to make it just a bit more secure from those just browsing the site. Emails can be sent to directors from this site (which will go to their personal email addresses). Molly’s will be added. All requests for information to be added to the site must come through a board member. HOA members are not allowed to contact Bernie personally with requests. The web site address will be distributed at the next full association meeting in June. Molly requested the Declarations of Restrictions be added to the site info. Bernie has that ready to be added now. Bernie will also include a current plat to include Phase III. The board members expressed their appreciation to Bernie for the volunteer hours and the money he has spent getting this up and running. It is a site of which we can be proud.

**North Entrance:** The north entrance for trucks to enter the subdivision is now blocked. It cannot be used. According to John Thomas (who sent information with Jim Williams) Blue Sky Development has been negotiating with Dennis Doherty for the purchase of 8 acres on the north side of the fence at the north end of the subdivision in order to put in another temporary construction road. This will enlarge phase III by two cul-de-sacs and 8 lots in the end...but this will be far into the distant future before the lots would be developed. Discussion followed. The board agreed this is a good idea to keep construction traffic off the residential streets, as long as Blue Sky develops, plats and treats this new green space as they have the rest in our development.

**Green Space:** Once again this topic was discussed. The green space between Rockwood Avenue and Palmer Drive has been seeded and mowed just like all other green spaced. And again, we ask homeowners to make an effort to keep it up just like many other homeowners do along the walking trail, etc. Going forward, all builders will be reminded they are responsible for sodding or seeding the areas around their lots (new green spaced) initially and then the HOA takes over thereafter. Molly is to discuss the mowing contract and the minimum requirements for Care of Lawns, Landscaping and Snow Removal as presented by Jim Williams. (See attached). If Kenny agrees to these provisions, the board will be polled by email to vote and adopt these as the official expectations of any Lawn Service engaged to maintain Rockwood Estates and Villas.

**Old Trees:** There was a brief discussion regarding trees that are liable to fall or need cutting down in the future. It was the consensus of the board there are enough homeowners with chain saws and the ability to cut trees down that the association should not have to pay \$500 to a company to do this. Volunteers will be notified if and when the occasion arises.

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**HOA DUES:** Molly provided a financial update of Income and Expenses to date. Only one homeowner has not paid their 2008 dues, that being the house in foreclosure on Rockwood Avenue. A lien has been placed on the house and will be collected from owner prior to finalization of sale. One other family waited until after the deadline for paying to avoid a lien, and then paid only the current dues. The cost of the lien, removal, etc. (\$42) will be added to next years dues and billed at that time.

#### **NEW BUSINESS:**

**Spring Garage Sale:** The neighborhood is wanting to have a community garage sale this spring. Discussion followed. Marilyn will contact Judy Minden, Ann Asher and Joann Porter to see if they will coordinate one this spring before weather turns hot.

**Neighborhood Watch Program:** Several people have asked about a Neighborhood Watch Program. Marilyn contacted local police who stated they are in the process of acquiring a new video and will be happy to attend a full HOA meeting to show the video, explain the program and give ideas on how to make our community safer. Marilyn will continue to check to see if it will be ready by June when the next meeting is to be scheduled. If so, we will have a meeting at the Country Club in order to show the video.

**Status of Homeowners Corporation:** Molly stated she understands all the paperwork is complete for this to be a self-standing corporation (not connected to Blue Sky any longer). She has a new tax ID number. However, Tom Bonner is the board contact and has received no information to that affect. He will check further. Discussion followed as to whether or not Directors and Officers Liability Insurance is in effect to cover the board. Molly will check this out, and if not will get a quote as to the cost. All board members felt strongly these volunteer positions should be covered.

**OTHER BUSINESS:** It has been requested that a speed limit sign be posted at the entrance to the subdivision. Tom will check with the city. He will also report the curb that was badly damaged by a city snow plow this winter which needs repair.

**Lots 85 & 86:** In the absence of John Thomas, Jim Williams reported for him. Blue Sky would like to re-plat these lots to become green space and make 86 a larger lot to include the original driveway back to #85. Discussion followed. All agreed this was in the best interest of the subdivision.

**Water control for villa:** Blue Sky will also make a ditch towards Old KC road to redirect water flow during a rain storm away from Arleta Ohlemeier's villa on 295<sup>th</sup> Street. She has had a flooding problem since moving into her home. The board agreed this was a necessity and was happy Blue Sky was correcting the problem.

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**Trash Cans:** Homeowners will be reminded if they put their trash out on the curb the night before pick-up, they should be responsible for having a lid on the trash so it does not blow around the neighborhood.

**Board Elections:** There are three expiring terms this year – Bob Miller, Renae Pfaltzgraf and Jim Litts. Bob will find a replacement to put in nomination for his seat representing the villas. Marilyn will contact Marla Youk to see if she would be interested in representing St. Andrews Court, and a third person needs to be recruited. Nominations will also be accepted from the floor at the June full HOA meeting.

**NEXT MEETING DATE:** The annual board meeting is scheduled for June 22, 2008, at 6:00 in the park of the subdivision unless we need the facilities of the Club for the video. Board members will receive notices.

With no further business pending the meeting was adjourned.

Respectfully submitted,

Marilyn Barbour  
Secretary