

Rockwood Homeowners Annual Meeting
Thursday, November 12, 2020
6:30 pm
Paola Country Club

Board Members Present: Paul Katzer, Tom Mersman, David McIntire, Dawn Atwell,
Mike Dickey, Marsha Schaub, Marilyn Barbour-Gray (Agent)

Member Excused: Heath Harmon

Residents Attending: Thirty-five lot/home owners physically present (counting
one person per lot) and
Fifteen represented by proxy for a total of fifty

Financials

President Paul Katzer explained that currently the HOA has a very small “reserve” in the account and with costs going up as the subdivision gets older we would not be able to cover any emergency expenses that might come up. The walking path requires a yearly resealing; the irrigation system is getting old and repairs are coming up; trees in the common areas are in need of trimming, etc. In order to have an adequate amount held in “reserve”, it was suggested that the HOA fees be increased by \$100.00 per year for the next two years. Marilyn stated that this would give us approximately \$20,000 to be held in a “reserve” account. Discussion was heard and concerns were voiced.

A motion to raise the HOA annual fees (Declarations and Restrictions, Article 3, Section 3.3 (f), by \$100.00 for the next two years was made by Larry Cole. There was a second by Dave Evans. The motion passed by a majority vote.

Empty Lots at North end of Palmer Drive

Previous discussions and surveys of residents had determined that the lots on Palmer Drive that were originally designated as duplex lots needed to be change to single family lots. Because of the unanimous response from all residents, the Board asked the City of Paola to remove the multi-use permit for these lots. The City complied and all lots in Rockwood were deemed to be single-family dwelling lots.

Terry Atwell, contractor/resident who is developing/building at the north end of the subdivision would like to build Estate homes on several of the lots at the north end of Palmer Drive. Terry spoke and presented his ideas and rational for building Estate homes on these lots.

During the discussion that followed Terry’s presentation, it was noted by resident Tyler Krehbiel that the Declarations and Restrictions book is inconsistent with the platting of these lots and needs to be updated. The change from duplex lots makes these lots fall under the category of “other” lots and not necessarily Villa lots as the majority of the residents had previously requested. Tyler Krehbiel made a motion that the lot designation needs to be updated and defined before any vote may take place to decide if these lots will be Villas or Estates. The motion was seconded by Jody Livengood. The motion passed.

Because of the confusion surrounding these lots and the need for a change in the D&R book and for a current plat map, all further discussion of how to designate the lots on the north end of Palmer Drive as Villas or Estates was tabled until a later date.

Amendments to Declarations and Restrictions

- a. Full basements required on all lots. A motion was made by Tyler Krehbiel to make this change. The motion was seconded by Tom Mersman, voted upon and passed.
- b. Sheds not allowed on any lots — no variances. A Motion was made by Dave Evans to make this change. The motion was seconded by Dan Patino, voted upon and passed.
- c. No Duplex Lots. The City of Paola has rezoned all lots to single family. No vote was necessary.
- d. Propane tanks of up to 130 lbs allowed above ground, but must be fenced 6” above the cap, all around and located on back half or side towards back of house. A motion was made by Tyler Krehbiel to make this change. The motion was seconded by Dave Evans, voted upon and passed.
- e. No yard fences of any kind on Villa lots due to mowing constraints. A motion was made by Tyler Krehbiel to make this change. The motion was seconded by Dave Evans, voted upon and passed.
- f. Any variance anticipated by the Architectural Control Committee (ACC) must be approved by the full board prior to granting a variance. A motion was made by Tyler Krehbiel to make this change. The motion was seconded by Dave Evans, voted upon and passed.

On Street Parking

Paul Katzer reminded residents that it states in the Declarations and Restrictions (D&R, Section 8.5) that “street parking is prohibited, except for temporary guest parking”.

The meeting was adjourned at 8:05 pm.

Minutes Submitted by
Marsha Schaub, HOA Secretary