

**ROCKWOOD HOMEOWNERS ASSOCIATION  
OPEN BOARD OF DIRECTORS MEETING  
DECEMBER 2, 2007**

The board of Rockwood Homeowners Association (HOA) held an open meeting on Sunday, December 2, 2007 at the Paola Country Club at 3:30 p.m. This was an open meeting to which all homeowners were invited via a letter from Molly Egger. In attendance: Bob Miller, Joe and Mracia Schaub, Baldwins, Jim Williams, Tom Bonner, Marilyn Barbour, Joann Porter, Chris Guenther, Rene Pfaltzgraff, Arleta Ohlmeier, Ben Erwin and Bruce Dickey. Two new residents were welcomed to the meeting: Jason and Jodie Livengood at 23985 Eagle Court. In the President's absence, Tom Bonner conducted the meeting.

**OLD BUSINESS:**

**Web Site:** Marilyn will follow up with Bernie Johnson on getting the Rockwood HOA website up and going. We discussed making it password protected so only homeowners could get into it. Password suggested is RHOA2008. The purpose is to post minutes and other pertinent information for homeowners. For those without access to the internet, we will still get minutes to them.

**Green Spaces:** Discussion took place on the "original green spaces" for the subdivision. Some were seeded, some sodded and some neglected. The board will contact Molly to have her notify the builders responsible that the green space behind Slayman's and Erwin's need to be seeded or sodded at their expense. It was also noted that green space is not "watered" to be maintained. Only nature provides watering in these areas.

**North Entrance:** The north entrance for trucks to enter the subdivision is no longer blocked. It has been moved to the south slightly so trucks can use it.

**Walking Trail:** Chris reported on the work done on the walking trail. Cracks have been filled in, holes repaired and it was determined that "sealing" was not part of the original requirement. Discussion followed on how and when to seal the walking trail. It was suggested originally that we wait a year or two before sealing it to get the best results. Tom reported he had checked with a sealant company and a rough estimate is \$4,000 or \$.18 a foot. Several suggestions were made as to how to pay for this project. A special assessment would be the best way to go, and if we could tie into another major sealing project in town that would be most cost effective. Since this is a "small" job compared to parking lots, etc. we may be able to get a better quote. Nothing will be done before fall unless the opportunity presents itself and the board will continue to investigate possible options.

**Sewer Assessments:** The question was raised as to who is paying the special assessments on vacant lots and unsold houses. Discussion followed. It is assumed that builders, developers, etc. are paying the assessments on their properties, just as the homeowners are. When they are sold or become occupied, new owners will just have shorter time to pay on the assessments. Bob Miller called Dan Droste, city clerk, during the meeting and confirmed that the builders and developers pay the assessments on their property until such time that it is sold and new owners take over payments remaining.

**NEW BUSINESS:**

**DUES:** Molly sent notices to homeowners that dues were anticipated to increase to \$175 per year and the vote would be taken at the December board meeting. The villas already pay a sufficient amount to cover expenses and will not have an increase in their dues. The main expenses to be covered by the homeowners include the maintenance of green

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space (mowing, seeding, fertilizing, etc.), electricity for entrance and pond pump, liability insurance, administrative fee to cover Molly's time, postage, and other expenses as they occur. Tom reported there are 75 single family residences, 32 villas, and will be 16 duplexes. Once all of the lots are built and sold, there should be plenty of income to cover expenses without having a steady increase in dues. A motion was made and seconded (Guenther/Bonner) to increase the 2008 dues to \$175 annually. Motion carried. A question was raised as to how funds are invested if there is an "overage" in dues. Molly will asked and a suggestion made to at least deposit money in an account to draw interest.

**RETENTION OF ADMINISTRATIVE SUPPORT:** Discussion followed on retaining Molly in her administrative position. At a previous meeting it had been suggested that perhaps one of the homeowners would want to take over the job. But the general consensus was everyone is satisfied with the job being done and prefers to continue Molly in her role as long as she is willing.

**CONTRACT FOR LAWN CARE:** Discussion followed on the contract for mowing. Several homeowners and villa residents voiced concerns with the job being done by the current contractor – Royal Lawns. There seems to be a lack of communication as to what is actually expected according to the contract and what is being done. The board will contact Molly and have her put the job out for bid and to review competitive bids for the job – giving all bidders the same expectations to bid on. Discussion continued as to villa residents who might prefer to do their own yard work rather than accept the job being done. David Baldwin asked if there is an option to "opt out" of the mowing. Bob Miller said this discussion had come up before and a vote was taken to have all of the mowing of all villas by the same lawn maintenance contractor.

**NEW HOMEOWNERS CORPORATION:** Molly has filed the paperwork which was initiated by Blue Sky Development to transfer the corporation over to the homeowners. The developers will pay the initial fees, etc. to establish the corporation. Tom Bonner will be the contact person for this matter. Molly will let Tom know when everything is in place. That will be a level of protection for homeowners, if there were to be a lawsuit of any kind. The corporation holds the insurance and no one personally can be held responsible.

**NEXT MEETING:** Unless specified otherwise, the board will meet quarterly and the full homeowners association will meet annually. It is expected when the web site it completed information will be posted there which should alleviate the need to have frequent meetings.

With no further business pending the meeting was adjourned.

Respectfully submitted,

Marilyn Barbour  
Secretary