

Rockwood Homeowners Board Meeting
Tuesday, January 26, 2021
7:30 p.m.
Via Zoom

Board Members Present: Heath Harmon, Dawn Atwell, Mike Dickey, Jodi Livengood, Pat Guest, Marissa Krehbiel, Larry Cole, David McIntire (Agent)

Guests Attending: Justin and Lindsey Johnson

Approval of Minutes

The board reviewed and approved minutes from meeting of 12/15/2020 with motion made by Larry Cole, 2nd made by Jodie Livengood and unanimous vote.

Committee Reports:

- a. Architectural Committee – Pat Guest
- b. ACC recently met on 1/21/2020 at home of Dawn Atwell to review color selections and roof selections for 2 homes. 1st was 24024 W. 293rd St. for Kenny Egan, Lot #18. Body of the home will be Agreeable Gray, and trim will be Snowbound. This was approved unanimously by the ACC. The 2nd home at 29330 Rockwood for Justin Johnson, Lot #13 was not approved. Roof color requested was Black with House body color Extra White and trim color Tricorn Black. Homeowner was advised they have option to appeal to the entire HOA board which they opted to do on this date. They virtually attended this meeting to discuss color options, and are still wanting white with black trim. The board approved their secondary roof color choice of Owens Corning Estate Gray. Homeowners will look for other color options for their home and get back to the board. It was discussed that a document will be developed to list specifics regarding colors and materials for homes that will be approved by ACC. If a homeowner seeks any color or material outside that list, they will need to seek approval/variance Mike Mike from the whole board, not just the ACC. Pat reported Dave, Larry and Mike Guest have been working on some forms that can be archived on the website when Marissa has time to work on these as well.
- c. Neighborhood Committee – Dawn Atwell
- d. Dawn reports she is working on Spring Garage Sale Dates, possibly April 8, 9, 10. Discussion ensued regarding City Wide Garage sale dates which are believed to be May 6,7,8. She will confirm those dates after consulting with Paola City Hall. It was confirmed that new residents to the neighborhood have received D&R booklets. David McIntire is maintaining spreadsheet with names, addresses, phone numbers, emails, etc.
- e. Commons Committee – Mike Dickey
- f. Mike brought to the board's attention that there are some trees that will be needing maintenance in common areas, and he will be checking options regarding companies to do that maintenance. Larry Cole also brought up that there is a common area behind his house that needs grass planted, and Mike agreed to look into this as well. The railroad ties along the West walking path are going to need repair as they are collapsing.
- g. Website – Marissa Krehbiel

- h. Marissa reports the new website is up. Information was transferred last week. There were some glitches, but data was backed up. Currently, about 70% of the data has been backed up into the new website. The email system is still inoperable.

Financial Statements:

David McIntire submitted the 2021 I&E Statement – YTD and 2021 Budget to the board for review. Dawn brought up the cost of the website which is \$8.00/mo or \$84.00 per year. Dave will take \$100 out of the \$800 miscellaneous fund, leaving it at \$700. A separate line item will be created for the website. Heath questioned if cat tail removal would be a yearly expense. He also questioned if the water bill was paid up for last year, and Dave confirmed it was. Water has been shut off at the entrance for the year. Cat tails and tree trimming will be ongoing expenses. Heath noted TLC is listed as a \$2000 line item, and they are not doing services for us any longer, so this will be removed as a line item. Larry brought up Grounds Guys and Environmental Turf would like to make bids next fall. David will check into West Bend Insurance and clarify lawn contracts. Budget was tabled, to be finalized at the next meeting.

Old Business:

- a. Street assignments – Marissa reports D&R requires all meeting notices and requests have to be mailed or hand delivered. Committee will work to amend this to include electronic communications.
- b. “No Dumping” sign – Dave has the sign but needs assistance getting it put in due to frozen ground conditions.
- c. Palmer Lots – Discussion was tabled due to lots are currently owned by people with liens.
- d. Review D&R – A new committee was designated to begin reviewing and updating the D&R. Members are Marissa Pat, Jodie and Larry.
- e. Large trucks using north entrance – tabled until the concrete can be removed. Heath will look at options for getting it broken up and removed or repositioned. Dawn will find out who owns the property, find out cost to break up and remove it. Tabled for further discussion at next meeting.

Other items:

- a. Monthly meetings of the board were planned for the 3rd Monday of each month at 7:00 p.m. Currently planned via Zoom due to the Pandemic.

Adjournment:

Marissa made a motion to adjourn, Jodie made a 2nd, and it was voted unanimously to adjourn at 9:32 p.m.