

Rockwood Homeowners Board Meeting
Monday, March 15, 2021
7:00 p.m.
Via Zoom

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

Call to Order:

Meeting was called to order by President/Larry Cole. Minutes of HOA board meeting from 2/15/2021 were reviewed. Motion was made by Dawn Atwell to approve the minutes and was seconded by Jodie Livengood. Minutes accepted into the record by unanimous vote.

President's Report:

President Larry Cole states there is nothing new for President's Report today.

Manager's Report:

David McIntire reported the most recent HOA dues have been collected with exception of only 1 not received. Agent will attempt to contact resident's mother who also lives in Rockwood. He has printed out a report.

Financial Statement:

Statement was reviewed by the board with no questions reported or changes recommended.

Committee Reports:

Architectural – Pat Guest reported that an Architectural Committee Request Form has been developed and will be sent to Marissa for addition onto the website. The Hahs home being constructed on Lot #11 has received approval for Weathered Wood HD roof. Dawn has received an email from the Johnson's with samples of exterior paints they are considering and wanting ACC approval. She will forward the email to ACC.

Neighborhood Committee – Dawn Atwell reported that Welcome bags have been created for new residents. They include welcome letters personalized for the new residents as well as Chamber of Commerce and community information. The Garage Sale is currently being planned for April 15,16,17. Street Assignments were made for handing flyers out to residents. Pat Guest will handle St. Andrews, Mike and Dawn will handle Palmer, Marissa will handle Rockwood, Jodie will handle Eagle Ct., Heath will handle Augusta, and Larry will handle the Villas. David McIntire will print the flyers and deliver to the board members for distribution.

Commons Committee -- Mike Dickey reported he has received a bid from Grounds Guys/Target to put spring tulips at the entrance for \$245 and fall mums for \$795 (\$1040 total). \$260 for regular maintenance. He is going to seek more bids. The playground needs only to have a new tarp placed under the swing area and have the rocks raked, and committee feels no outside help will be needed for this. A meeting is planned next week with Nick from Target to discuss options for the west walking path retaining walls. It was decided that the committee would not plant any grass or remove any fencing along the southwest corner of the subdivision near lots 98/99. Dawn Atwell obtained a bid from LKS Construction/Ben Minden for \$130/hr to chip concrete at the north construction entrance. Jodie Livengood made a motion to approve this work, not to exceed \$1000 total. Marissa Krehbiel seconded the motion and this passed unanimously. It was also discussed that the cedar tree near the 295th street entrance needs to be trimmed to improve visibility at the intersection.

Website – Marissa stated that we will not be needing Google Work Space at this time. Board members should notify her if there are any glitches with the current email system. Marissa has requested a copy of the server contract to determine scope of services covered for the \$84/yr the HOA is paying. Residents have requested a Calendar of Events on the HOA website. Marissa said she can post notices on the homepage.

Old Business:

The Board plans to develop a form to notify homeowners of issues needing attention to maintain property, etc. This was tabled due to the fact that minutes have still not been found for the past couple of years. The 2018 D&R revision may be not considered valid without the minute to support those revisions. Jodie Livengood made a motion to consult with a corporate lawyer regarding the D&R. Dawn Atwell seconded the motion and it passed unanimously. David McIntire will contact local corporate lawyers.

It was decided to table recycling issues for the time being.

New Business:

David McIntire brought up the need to have an HOA mailbox in order that multiple individual's private addresses don't have to be used and so that volume of mail can be accommodated. Pat Guest made a motion to obtain a local PO Box for \$150/yr. Dawn Atwell seconded the motion and it passed unanimously. Tyler Krehbeil's requested amendment to minutes for the 11/12/2020 meeting will be addressed at the next Annual Association Meeting. It was discussed that Snow Removal specifics need to be addressed and clarified in the contract. This would include depth of snow required for action and length of time after snow before action. Clarification was also requested regarding fall leaf removal/mulching in the common areas. Dave McIntire will notify mowers that ruts are developing in common areas from mowers always using the same direction.

Other Items:

Dave McIntire requested a business phone number and separate phone at \$99/yr for association only. Mike Dickey made a motion and Jodie Livengood seconded the motion. It passed unanimously.

Adjournment:

Jodie Livengood made a motion to adjourn, Mike Dickey seconded and board voted unanimously to adjourn at 9:00 p.m. Next meeting is scheduled for April 19th, 2021 via Zoom.

Minutes Submitted by
Pat Guest/HOA Secretary