

Rockwood Homeowners Board Meeting

Monday, June 21, 2021

7:00 p.m.

Paola Presbyterian Church

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

Visitors Present: Tyler Krehbiel, Mike Guest, Jason Livengood

Call to Order:

Meeting was called to order by President/Larry Cole, Minutes of HOA board meeting March 15, 2021 were reviewed. Motion was made by Jodie Livengood to approve minutes. Seconded by Dawn Atwell. Members voted unanimously to approve the minutes.

President's Report:

President Larry Cole reported he had received an email from resident Tyler Krehbiel requesting removal of Board Member/ACC Chair because she had, without board approval, spoken to the owner of Lot #39 about their broken fence. Discussion followed. Larry Cole stated that no motions would be accepted or vote taken regarding this matter since the complaint came from a third party with no firsthand knowledge of the incident.

Board will be working to design complaint forms and warning letters for lawn violations, home exterior repairs/painting needed, etc. Larry made a motion to table the violation letters until D&R has been revised. Heath seconded and this passed unanimously.

So far this year, \$700 has been spent on lawyers, seeking advice regarding revision of D&R and legality of lot designations.

Manager's Report:

All 2nd quarter villa lots occupied dues are paid. Registrar of Deeds records were obtained including Final plat for Phase I, II, III, IV, & V. All recorded items since 2003. Discussions were had with Lawyer regarding: D&R process and having BOD meetings and Association meetings. Worked with President to establish an agenda for next BOD meeting. Worked on establishing an accurate Data Base. Worked up letters and forms for establishing BOD meeting notification. Maintained account records. Obtained PO Box for HOA board.

Financial Statement:

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

Committee Reports:

Architectural - Pat Guest reported that ACC approvals have been given to 10 homeowners for exterior improvements. One homeowner had not followed through on approved colors, so builder will notify them of the non-compliance. A motion was made by Jodie to have ACC meetings 30 minutes before the regular board meetings and to request all approval forms be due on the 2nd Monday of the month. Homeowners would wait up to 30 days for approval. There would be a line item of the Agenda for Acc Appeals.

Neighborhood Committee - Dawn Atwell reports she continues to pass out Welcome Bags to new residents. More D&R books are needed.

Commons Committee – Heath reported the playground has been scrubbed down and they are working on residue and method of polishing. There is a crack on the tunnel, but there are no sharp edges or pinch points. Cost to have a service rep perform repairs will cost \$400-\$500. Railroad tie debris has been hauled off from the west walking path and the fountain is going. Members discussed advertising signs for realty and painting in common areas. These will be removed. Grounds Guys estimate for installation of summer annuals and fall annuals to the 3 landscape beds would be \$757.40. No contract has been signed at this time, and no change will be made for this season. David recommended making formal quote requests for the future/2022. Members discussed weeds in berms around playground. David will look into diagram of what is included in contract for weed removal of common areas.

Website – Marissa received request from marketer wanting to have a link placed on the website. There used to be a business section on the HOA website where residents could advertise business. Money cannot be accepted for listing businesses. Currently, only government links, utilities, etc are included.

Old Business:

D&R affidavits signed make 2018 document legal. Discussion ensued about possibility of having HOA management company take over the board completely. David will attempt to find company to come talk to Board. Jodie made a motion to table committee assignments for review of D&R. Marissa made a 2nd and board voted unanimously to table this item.

New Business:

Lawyer Darcy Domoney says we are required to have a Treasurer. Board discussed if there is a conflict of interest to have David be Treasurer and Business Manager at the same time. He could vote. He does not sign his own checks. Board can replace vacancies until next association meeting, then the

residents vote at annual meeting. Jodie made a motion to appoint David treasurer, Pat seconded and motion was passed unanimously.

Lots 1-8 – Members discussed having # 5,6,7 and 8 as villa lots with maintenance. 1,2,3 & 4 would be lots and would not have maintenance. #1-4 could have fences. Notification will be sent to all residents regarding having a vote on this. A list will be kept of who is voting, only 1 vote per lot and proxys will be done properly/legally. Marissa made a motion to call association wide meeting to bring this matter for vote including striking Duplex lots from current D&R. Jodie seconded the motion and it was unanimously approved by the board.

Other items :

Articles of Incorporation and Bylaws need to be re-done. Resident Tyler Krehbiel recommended the amount paid to Business Manager should be increased from \$25/hr to \$50-80/hr. These items were tabled.

Motion to Adjourn was made by Heath and seconded by Jodie. Meeting adjourned at 9:05 p.m. Per posting on neighborhood website, future meetings will be held at 7 pm on the 3rd Monday of each month at the Presbyterian Church until further notice.