

HOA Board Meeting
ROCKWOOD ESTATES & VILLAS

August 16, 2021

Board Meeting Minutes

Meeting Date: August 16,2021

Location: First Presbyterian Church

Time: 7pm

Members Present:

Larry Cole, Heath Harmon, David McIntire, Jodi Livengood, Marissa Krehbiel, Dawn Atwell

Multiple Homeowners were present in the audience at this meeting.

President called the meeting to order at 7PM.

Agenda Items discussed:

1. Approval of Previous Minutes:

- 1) Approval of revised / corrected minutes from 6-21-21 meeting. There was some discussion on: Clarification of label "Phase III" when documenting Lots 1-4 and villa Lots 5-8. Discussion of original minutes and revision. Clarification of a paragraph on page 2: appears to be 2 motions, which one was approved? It was intended / moved to hold a neighborhood meeting. Now clarified, there will be no changes to the revised meeting. Motion by Larry to Accept the minutes, Vote was Unanimous. Minutes accepted.
- 2) Approval of minutes of 7-19-21 meeting. Motion by Larry to accept. Votes by 4 members. 2 members abstained from voting as they were not at the July meeting. Minutes accepted.

2. President's Report: None

3. Financial Statements: Manager's Report and Financial statement presented and discussed.
Motion by Larry to accept. Vote unanimous. Statements accepted.

4. Committee Reports:

a) Architectural

(I.) Current Forms submitted for consideration:

Egan – Privacy Wall at deck / hot tub - Discussion about the height of this wooden wall being compliant with standards in the D&R. However the immediate neighbor has previously been approved for similar privacy walls at backyard patio / hot tub area. Motion made to approve. 4 Yes , 2 No. - Approved

- Marissa made a request that the board should create a document / a reference sheet , to better define Section 7.5 in the D&R. Dave agreed that design criteria

needs to be established. It was suggested that we reference another HOA form as an example. Marissa will try to acquire this. Further work will be required.

- Motion made to create a Design Standards document. Vote Unanimous.

1) Katzers – remove & replace existing deck flooring. - Was approved by email. Work is already done. Looks good, per Dave and Larry.

(ii.) Current Complaints: (Un-official, no form filled out.)

1) Bruner – Neighbor’s fence location (inside his property line). Determined to be a non-issue, the homeowner may install the fence anywhere within the property. It was confirmed that the neighbor HAS been maintaining the 1ft strip on the outside of his fence, on Mr Bruner’s side. Agree by all board members. No vote.

2) Johnson – Front trim still not painted white as approved by ACC. – Addressed as a “new Business item later in the meeting.

(iii.) ACC Approval Form: The revised form was discussed, 2 slight modifications were recommended. Accepted with modification,s will be published on the website for now. Vote Unanimous. There was discussion about another potential change relative to presentation of sample paint colors. To be decided in the future.

(iv.) Clarification of “9 month” Building Requirement. A potential buyer of the lot #91, on Palmer Dr wanted clarification. Confirmed the 9 months begins when a Building permit issued by the city. Agree by all board members. No Vote.

(v) ACC Appeals was to be added as a line item for every meeting. Noted that it was not on the agenda (forgot it.) Added it verbally. No Appeals to be addressed at this meeting.

b) Neighborhood Report:

(i.) Neighborhood Garage Sale date was set for September 23rd, 24th, and 25th.

c) Commons Area Report: Discussion of a Baby swing in the park. Motion made to DENY the addition of such swing. Vote Unanimous.

d) Website: (i.) Discussion about adding Fillable forms. Mike Guest (homeowner present) offered his knowledge / assistance with such forms. Further discussion about our website security if we maintain / store such forms and information on our site.

(ii.) Determine how to do “blanket emails” (not blanket MAILs). Tabled for future research / discussion.

5) Old Business:

a) HOA Advisors / Management Company discussion.

-Dave has discovered another company that averages \$5,000 to \$10,000 depending on if your HOA has a pool and other expense factors. He expressed this was probably putting us out of the market.

- Tyler Krehbiel (homeowner present at meeting) contributed to the discussion his personal knowledge of HOA dues in Johnson County that are more expensive than our fees. He proposed numbers of \$10,000 divided by 113 households = less than \$100 per household to pay for a management company.

- It was suggested that a 3rd party management company could properly support our website and provide us the security that is needed to provide a more interactive, user friendly website.

- Marissa voiced that, we should continue discovery on this topic.
- Pat Guest (homeowner present at the meeting) contributed that, "They left Johnson County because the fees were too high there." She expressed her hope that we will not increase our fees like JoCo.

b) New Board Member is Needed. Josh Morrill (a homeowner present at meeting) was identified as a potential volunteer. He was there to observe the meeting. No further discussion from him or his desire to be considered for the Board. He left the meeting early. It was suggested that we should post this opening on the website. Perhaps create a flier and distribute it when we distribute the garage sale fliers.

c) Report on votes gathered by door -to-door vote solicitations. Current statistics provided by David, but it was understood that many additional attempts are pending.

6) New Business:

a) Set Annual Association Meeting Date: Second Tuesday in December = 12/14/2021.
Dave will reach out to the Country Club to try to reserve the space for our meeting.

b) Johnson – Front trim still not painted white as approved by ACC. (Raised by Jodi)
After discussion, it was determined that the Manager will issue a letter on behalf of the HOA, indicating that they are not in compliance with the paint application approved by the ACC. It was suggested that Manager get advice on verbiage / actions from the lawyer, if needed. So moved / Vote was unanimous.

c) Walking Trail complaint that the trail is overgrown. A couple of the guys recently trimmed a little back, but now it's time for ladders and bigger equipment. Health will get a bid for cutting back .

d) Walking Trail is due to be re-sealed. This is a yearly maintenance item. (not bi-annual). There is funding in the budget for this. Dave will schedule this.

7) Other Items:

a) It has been requested for construction trucks to use the north entrance.

After discussion, it was suggested that we could put up a "Construction Exit" sign at the north end of Palmer. In addition, we could consider a "Construction Entrance" sign down the gravel lane near the highway. (Confirm authority (with the county) to place a sign along a highway directing construction traffic.)

Adjournment: After asking for further business, the President deemed the meeting adjourned @ 8:40pm. So moved by Jodi, Second by Marissa.