

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting Date: September 20,2021

Board Members in attendance: Larry Close, David McIntire, Dawn Atwell

Member excused / absent: Heath Harmon

Members missing: Marissa Krehbiel, Jodi Livengood - Both resigned earlier this week.

Meeting called to order by President Larry Cole at 7:00 pm

Agenda Items discussed:

1) Approval of previous meeting minutes. Dave moved for approval. Seconded, vote = unanimous.

2) President's report: a.) Discussion of two board member resignations.

Marissa Krehbiel and Jodi Livengood both turned in their resignations earlier this week – effective immediately. Neither gave a reason for their resignation.

Dave moved to accept the resignations, Larry 2nd, Vote = unanimous.

b.) Discussion that Pat Guest has offered to rejoin the board. The board has the authority to replace a member until the end of the year, until the annual meeting and a full vote can be taken.

Moved by Dave to add Pat Guest to the board, Larry 2nd. Vote by Dave, Larry, Dawn to affirm. Vote = unanimous.

Pat Guest Joined the rest of the Meeting as a board Member.

c.) Welcome Visitors in attendance: Jim Sullivan with his friend Mickey, and Mike Guest.

3) Financial report: Questions? Reviewed expenses, Discussion. - No concerns. Dawn moved to accept the financial reports, Pat 2nd, Vote = Unanimous with 4 members.

Dave submitted his Management Time & expense reports / bills for review. Two items, one for \$17 and one for \$650. Pat moved to Approve the requested for payment, 2nd. Vote passed.

4) Committee Reports:

A) Architectural Review Committee: total of 6 items to discuss

1) Mr. Sutherland proposed a foot print of his blueprint under development. Discussed the garage doors placement and ratio as drawn, discussed the front elevation as acceptable. We agree that this would need to be installed on the lot with the garage left. The board is ready for the lot owner to move forward in developing the rest of the blueprint, to include the exterior elevations, which will need to be submitted for final approval.

Pat moved to approve the preliminary drawing submitted, Larry 2nd. Vote = 4 Unanimous.

2) Bernie & Susan Johnston submitted a request to install a back up generator and gas tank, which will be enclosed with a cedar privacy fence that will be tall enough to obscure both units. They have experienced power outage(s) that resulted in basement flooding. This is a solution for that.

Moved by Dawn to approve, 2nd by Pat. Vote = 4 Unanimous.

3) Larry Cole submitted an approval to remove and replace his existing deck with composite materials. Dawn moved to approve. 2nd by Pat. Vote = unanimous.

4) Elite Home Builders submitted Exterior Paint Colors to be approved for Lot 22. (a spec home under construction.) Earl Grey = Body. City Scape = Trim. Pat moved to approve, 2nd by Larry, Vote = unanimous.

5) Pat Guest proposed the replacement of the trellis in their back yard. It was discussed that if she is replacing the existing with a similar installation, this would be considered "maintenance", No board approval is needed. No Vote taken.

6) Pat Guest bumped a New Business item up to ARC discussion at this time.

Regarding the home of Janet Gordon at 29400 Palmer Dr. Pat asked if the homeowner got approval for the screen and door that has been added to the exterior of the front porch system. Answer = no, there was no request for this modification submitted to the board.

Discussion included: The D&R offers guidance for screened porches on the BACK of a house, and proper procedure for approval. There is no guidance relating to screens @ the FRONT porch.... However this installation substantially changes the look of the front of the house – without previous approval.

(Section 7.3 of the D&R book gave us reference for this discussion and decision.) This installation does not add to the conformity or harmony of the neighboring houses nor the neighborhood as a whole.

It was determined that the Manager, Dave will draft a letter about this being installed without approval. He will include a reference to the D&R book section 7.3 regarding the unauthorized modifications, as well offer her the opportunity for an appeal.

In addition - The board discussed that IF she would have submitted a proposal to do this, we would NOT have approved it. It is the ARC's job to direct modifications toward conformity. We discussed the specific situation of this home on this lot, and the lack of shade on the west side of her home. We recognize that she is trying to better utilize the front porch. We recognize the economic impact of her installation and subsequent removal. Ultimately, the board agreed that we can't let it stand the way it is. NO OTHER home in the subdivision has a screened in FRONT porch.

Removal will be required. The board has the authority to require the removal of this installation.

Should she appeal, she have to propose a different design with better curb appeal, or would need to acquire the votes of the HOA membership to approve this; the entire HOA can over-ride the ARC's decision.

Motion by Pat that a letter be issued; that the homeowner be required to remove the installation and be advised of her right to an appeal. Action was 2nd by Larry, Vote = unanimous.

B) Appeals this meeting = NONE.

C) Neighborhood Committee = Garage Sale flyers are printed and ready for distribution to our neighbors. The sale is next weekend, these need to be distributed right away.

They flyer also included details about the Dec 14th Annual Meeting. Distribution assignments made. We got a little sidetracked talking about the annual meeting.... See details in New Business.

D) Commons:

- i) Walking Path has recently been re-sealed. Very little repair was required.
- ii) Brush removal along the west side of the walking path was done. However, the company had to be called back multiple times to meet the expectations. – Done. (We used Quality Tree company from Osawatomie. Not impressed with the work done for the expense. Do not use them next year. Two of us have experienced AB Tree company that did a lot more work, for much less expense.

iii) Heath & Dave are working on defining the expectations and getting new bids for the commons maintenance. They are not weed-eating and miss maintenance areas often.

iiii) Dave & Heath & Larry recently learned that the highway frontage on the west edge of the subdivision is maintained by the CITY of Paola, not the county. City maintenance ends at the north end of the subdivision.

E) Website: Marissa previously served as our website manager, upon her resignation, Dave has asked his son to assist with the HOA Website management. The password management was discussed.

5) Old Business:

A) Villa lots vote update. At this point Dave reports that we have 1 more vote than is needed. His count is 77 YES votes. He handed off the folder of materials for Pat to audit (to serve as a second count).

B) Construction Entrance / Exit Signs. Discussion again that there is a lot of large vehicle traffic at the south end of the subdivision, but that it cannot all be avoided... no matter what. We cannot enforce a detour of large vehicles. We did decide to begin the effort of awareness by having a sign made for the north end of Rockwood that will indicate "Construction EXIT", indicating the gravel ally is available to access Old Kansas City Road. We will need to learn about and get permission / approval to install a sign close to the road indicating "Construction Entrance". Larry will open conversation about the signage with the City guy across the highway.... sometime soon.

Moved to order a sign to be made for the exit at the north end of Rockwood. 2nd, Vote = unanimous.

6) New Business:

A) Discuss about a tree on the Villa lot of Larry & Berta Motteshead (lot 78). We discussed and defined the difference between villa maintenance for grass(mowing), but not shrubs and trees (trimming). It was determined that if the tree is on your lot and easement area, it is the homeowners' responsibility to maintain. So Larry & Berta need to do the maintenance on the tree on their lot.

Homeowner tree maintenance does not apply to trees in any common area.

The little tree by the mailbox on Nicklaus st, was discussed, and it was determined to be in a little commons "island". Discussion to remove the tree by the HOA.

Motion made by Larry to CLARIFY that the HOA takes responsibility of common area trees only. 2nd by Pat. 4 votes = Unanimous.

B) Discuss the potential change of Board meeting time and day of the week. – Tabled for now.

C) Dawn made it known that due to "Conditions outside of our control" the building permit and 9 month building timeline for Elite Builders on Lot 6 may need to be extended. CDL drivers / labor shortage is causing concrete delivery companies / foundation installation companies to be unable to get a foundation poured in the hole that has been dug .

D) Discussion (a little out of order) that at the October board meeting, we need to put the agenda together for the annual meeting, so that it can be posted publicly, and meet the required advanced notice.

We need to Announce the meeting place and time. Plan the Agenda, Plan the Budget for next year, Proposed the potential change in the monthly meeting day / time, Prepare Proxy document. Make Homeowners aware of the new documents required for submitting modifications for approval or complaints. (available on the website.)

Announce the decision on tree maintenance on YOUR lot and easement -vs- common areas.

Announce the opportunity for a professional Management company to take over the HOA.

Dave will contact the Country Club to reserve the meeting area for our HOA mtg.

E) Independent Management Company discussion... The one bid that Dave has will about double the annual dues per lot to cover their expenses. (About 5500 per year. Our current budget for management is ~2500)

It was suggested that we get 3 estimates / bids to present to the Homeowners at the meeting in December.

Board discussion regarding evidence that almost NO homeowners will volunteer to serve on the board.

Perhaps we propose the option of: Step up to help, Hire a management team, or dissolve the HOA.

Hiring a management team is expensive, BUT dissolution of the HOA requires Legal action to address the management of the common areas or plat new property lines to absorb the common areas....

In addition, we would need to negotiate with the City for loss of the common Green Spaces... Turn over the ponds and park areas to the City?

More discussion is required.

Moved to Adjourn at 8:38 by Dave. 2nd by Pat.

Larry adjourned the meeting.