

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting Date November 15, 2021

Board Members in attendance: Larry Cole, David McIntire, Dawn Atwell, Pat Guest

Member excused/ absent: Heath Harmon

Visitors present: Janet Gorman, Judy Rauber, Leslie Jennings

President Larry Cole opened the meeting promptly at 7pm.

Agenda Item Discussed:

1) **Approval previous minutes**, with a slight amendment. Board discussed modification, Dave will modify and publish the revised minutes for HOA access at the Rockwood website. Moved by Dawn to accept the minutes with the modification discussed, 2nd by Larry. Vote = unanimous.

2) **President Report**: None

3) **Financial Statements**: Discussed / reviewed by board. Dawn moved to accept, 2nd by Pat. Vote = unanimous.

4) **Committee Reports**:

a. Architectural

i. Lot 14 – Atwell Fence proposal. Pat moved to accept, 2nd by Larry. 3rd vote cast by Dave.

Dawn Abstained, (to avoid conflict of interest). Vote passed.

ii. Lot 13 – Johnson. Information Only: Update to the board that a registered letter has been issued by the HOA which requests action and a response back from the homeowner.

b. Neighborhood – Discussion that 2 households have moved away from Rockwood, no new tenants are known yet.

c. Commons – Successful removal of the little tree by the mailbox on Nicklaus Ct. Cost \$25. – done.

d. Website- No updates this month.

5) **Architectural Appeals**:

a. Janet Gorman – Much discussion with the homeowner about the board's thoughts in representing harmonious integrity per the terms of the D&R, and the installation completed without ARC review or approval. Ms. Gorman disagreed with the Board's opinions. The Board offered her the opportunity to have her appeal voted on at the upcoming Annual Meeting in December. Motion made by Dave to table this discussion to move to the annual meeting, 2nd by Pat. Vote = unanimous.

6) **Old Business**:

a. Dave updated the board that the D&R amendment is now complete and has been registered with the county. – Information only.

b. Annual Association Meeting discussion.

Guests Judy Rauber and Leslie Jennings shared that they wish to be considered to serve as board members. There was casual discussion as they presented their qualifications. Other nominees were discussed as well, including Alan Everhart, and Ms. Schultz. Votes on board members will be held at the December Annual Meeting.

Afterwards, Dawn suggested that the Board now move into executive session as we begin planning for the upcoming annual meeting. The guests chose not to stay for that.

i. Time, date & location confirmed: Dec 14, 2021, Paola Country Club 7pm. Board discussed the meeting details will be posted at the Rockwood HOA website, and the HOA will generate a mailer that will go out as an additional notification to each lot / home owner.

ii. Approval of proposed Agenda. Discussed -ok.

iii. Approval of proposed Proxy form. Discussed – slight modifications to be made.

iv. Ballot will be needed for Board Members election ballot.

There was a question about a few details in the presentation materials, the Board determined to get a quick review of our meeting preparation / documents by our attorney. Dave will request a review appointment with Darcy Domoney.

7) New Business:

a) Approval of 2022 Budget – Discussion, and slight modifications for presentation at the annual meeting.

b) Amendment page for D&R – will be created and presented for homeowners to add to their D&R booklets.

8) Other Items: - None.

Dawn moved to end the meeting, 2nd by Pat. – agreed by all.

Adjournment 9:33pm