

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting Date December 20,2021

Board Members in attendance: Larry Cole, David McIntire, Dawn Atwell, Pat Guest, Heath Harmon, Leslie Jennings

Member excused: none

Visitors present: The Johnson's from Lot 13.

President Larry Cole opened the meeting promptly at 7pm.

Agenda Items Discussed:

1) **Approval of previous minutes.** Moved by Dave to accept, 2nd by Pat. Vote = Unanimous.

Prior to moving forward with the agenda, the board chose to skip to item 4- A- ii. The Johnson's were present to discuss previous communications from the board, and resolution. There was Q&A ~~and about~~ about their exterior home improvement plans. Mrs. Johnson submitted the ARC form prior to the time of tonight's discussion. Their intended scope of work includes adding wood accents similar to other homes in the subdivision. We agreed that no white trim would be required with the new proposal. The board agreed on the concept, with a goal of spring completion, which will include installation of their required landscaping. Pat moved to accept, 2nd by Heath. Vote = unanimous.

2) **President's Report.** The board reviewed the activities and results of the recent Annual Meeting. Dave provided that two additional proxy votes had been received in the mail. (But were disqualified due to being tardy.) Overall, we feel like this year's Annual Meeting was well attended, and successful.

The board discussed setting the day/ time of future monthly meetings. We determined that they will be held on "3rd Tuesday" each month at 7pm at the current church location. This update will be published on the website.

The board discussed Board member roles and elected representatives to each position.

President = Pat Guest

VP – Larry Cole

Secretary = Dawn Atwell

Treasurer = Dave McIntire

Moved by Larry to accept position appointments. 2nd by Heath. Vote = Unanimous.

3) **Financial Reports.**

a) Review current financial statements

b) 2022 Budget

c) Managers 4th Quarter expense invoice. – Q&A and discussion on items A,B & C. Moved to accept by Pat, 2nd by Leslie. Accepted.

d) Discussion of New Management system (Computer software etc.) - Tabled until January.

e) Establish a savings account for "reserves". Discussed and Approved by Board.

f) Discussion of dues for several lots. There is potential of a "group" of lots to be sold. Should we waive the past due HOA dues to help facilitate the sale? No buyer should pay the past due fees.

4) Committee Reports.

a) Architectural

i) Rauber (lot 5) landscaping & door color. The Board agreed to the landscaping plans that she proposed for flower beds and rock garden. The future water feature will need to be submitted with more detail when the bid is available to her. (It has NOT been approved yet.) Additionally, it was determined that she would need to resubmit her ARC form with a color chip (sample) of the door color that she desires.

ii) Johnson (Lot 13) As noted above. Discussed out of order.

b) Neighborhood - compared notes on any notifications of new residents = none.

c) Commons.

Discussion / analysis of the plat map to further understand the "common areas" that are unattended, and what details need to be included in the bidding process.

Discussion about some sidewalk issues around the neighborhood.

Discussion about pond and fence line maintenance that is being done on the west edge of the subdivision.

d) Website - Discussion of:

i) Development of Member listing

ii) Development of Member "services" page

iii) Re-vamp of the email system.

- Tabled until January- will invite James to come to January meeting, if possible.

5) ARC Appeal

a) Gorman Screening - Tabled until January meeting

6) Lot Owner Complaints - None

7) Old Business - None

8) New Business - Discussion of BOD meeting time and place (as documented earlier in President's report)

9) Other Items - None

Adjournment at 8:43 Proposed by Pat, 2nd by Dawn . Vote = Unanimous.

Respective Submitted

Dawn Atwell, Secretary