**Rockwood Estates and Villas HOA Board Meeting Minutes**

**Meeting Date February 15,2022**

**Location: First Presbyterian Church, Paola 7pm**

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

Member excused: Heath Harmon

Visitors present: Homeowner, Janet Gorman and 2 associates

President Pat Guest opened the meeting at 7:01pm

Agenda Items Discussed:

1) **Approval of previous minutes.** Submitted, moved to approve by Larry, 2nd by Leslie.

Vote = passed unanimously.

Board elected to address agenda item **5a** out of order as a courtesy to Janet Gorman and her associates. Review of THIS APPEAL offered by Pat, for the benefit of new board members and the guests at the meeting. Janet was then offered the opportunity to speak. She offered her presentation. She brought pictures to show comparison porch designs.

Next, one of Janet’s associates, Geri Hartley, a local attorney, took the floor for a presentation. Geri contends that there were no structural changes made, no city permit was required, does not impede neighbors, is not unusual, odd, bizarre (etc, using verbiage in the D&R book), therefore should be allowed to remain.

There was additional Q&A with Janet, the attorney, and the board. Next, there was designated discussion among the board members only. The board reviewed quotes in the D&R book.

Specifically, it should be noted that :

 - There was no submission of approval document to the board prior to the installation.

 - The board DOES consider this a substantial change to the front elevation of the house.

 - By approving, this case will not set a precedence, per the terms of the D&R book.

Motion made by Dave to vote to allow or dis-allow the installation as it exists. 2nd by Leslie.

 Vote = Passed 3 yes, 2 no. Dawn disclosed that she had a business conflict of interest and would recuse herself from voting.

 **The HOA Board will NOT require homeowner to remove the front porch screening.**

**The Board will not require additional plantings, or any other action by the homeowner.**

 Upon completion of the vote, Janet & her guests left the meeting.

2) **President’s Report.** Nothing new this month

**3) Financial Reports.** Submitted, Reviewed, Q&A discussion. Moved to approve by Pat, 2nd by Larry. Vote = passed unanimously.

**4) Committee Reports.**

 **a. Architectural**

 **i.** Rauber Pond installation application received this month. The proposed back yard pond installation and layout was reviewed. Dave moved to approve, 2nd by Leslie. Vote = unanimous.

 **ii.** Dawn asked if there was any information to review regarding the flags on the lot south of Dave’s house? Is someone preparing to build there? Per Dave, “No, at this time it as just a “lay out” to determine what would fit on the lot. “ The owner knows that a formal review submission is required.

 **b. Neighborhood**.

 Discussed if anyone was aware of new neighbors or not. – None identified.

 **i.** Flyer for April Garage Sale. Discussed some modification to the draft presented. Dave will make adjustments and print out. Board Members will pass out the 1st week in March. Each Board Member will be assigned a delivery route.

 **c. Commons**

 **i.** Snow removal on walking path? Discussion = No, due to excessive costs.

 **ii.** Possible Agreement items list for lawn maintenance company. Reviewed the draft document submitted. Discussed details, added a few items to the list.

 **iii.** Entrance Evergreen Tree Maintenance. The Tree Service did not want to trim it back completely. He bid to trim back the first 4-5 feet from the ground up. The board discussed the option to cut it down completely and replace it in the future, in a better location. No decision made yet.

 **iv.** West Fence line removal. Discussed the urgency to work on this while the ground is bear (before spring growth begins.) Larry Requested that we aggressively pursue multiple bids from multiple companies. (Note, this is a PARTIAL fence removal of the fencing wire and posts that are laying on the ground now.)

 **d. Website**

 **i.** Discussed the creation of a New Resident Resource webpage.

 **ii.** Dave updated the Board on the New Database Software. Still loading data, and working out the details of application. He experienced some glitches last month.

**5) ARC Appeal**

 a) Gorman Screening - Addressed above.

**6) Lot Owner Complaints** - None.

**7) Old Business**

 **a. Management Agreement** discussed with Dave. The original proposal indicated $300 / mo flat fee. However per Dave, with the approval and use of the new software, he shouldn’t require so much time for his job. He offered to reduce his monthly compensation to $200 / mo as a flat rate, in lieu of tracking his hourly time spent, so long as we retain the new software.

Motion by Larry to approve the $200/mo flat rate of pay in lieu of hourly rate. 2nd offered by Pat. Vote = passed unanimously.

**8) New Business** – none

**9) Other Items** – General discussion of deaths among residents.

 No known new residents. But the house for sale on lot 22 is under contract.

 Mark Williams is considering a build next to Dave’s house.

 TJ & Sarah Morris have a friend that might build on the lot next to them.

Motion to adjourn by Larry, 2nd by Leslie.

Adjournment at 8:36

Notes captured and documented by Dawn Atwell, Secretary.