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

**Meeting March 15,2022**

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

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

Member excused: Larry Cole, Lindsey Schultz

Visitors present: None

President Pat Guest opened the meeting at 7:03pm

Agenda Items Discussed:

1) Approval of Previous Meeting Minutes: Reviewed.

Moved by Dawn to accept, 2nd by Leslie, approved.

2) President’s Report: Pat reports that she inquired to City of Paola regarding dog leash laws. There have been encounters with dogs tethered (unattended) in front yard areas that reach the curb and are sometimes threatening to pedestrians. The city code is not well defined in this matter. However, the D&R book covers dog containment requirements in section 8.3 The problem needs to be discussed further and potential actions taken.

3) Financial Statements: Reviewed the multiple documents provided by Dave. Discussed, Q&A

Dawn moved to accept, 2nd by Pat, approved.

4) Committee Reports:

Architectural:

i. Egan – 2 trees to be planted in the front yard. – Discussed. Approved.

ii. Elite Builders – Villa Lot 6 – Front Elevation change to ALL STUCCO,

Exterior paint selections proposed - Both approved.

iii. Elite Builders – Lot 4 - Proposed new construction. Discussed. Approved.

Neighborhood:

Board shared information about neighbors moving IN / OUT of the subdivision.

The Runyun’s are moving away. Jerry Keck (?) is moving in.

i. Garage Sale is April 6-8. Fliers have been distributed. Signs will go up, Ads in the paper for 2 weeks. Dave will post on website.

ii. Picnic in June or July. Discussed. Proposed the idea of July 2nd for a picnic / social gathering. Continue with ideas and planning.

Commons:

i. The large tree at the entrance has been removed. Visibility of 295th is better.

ii. Future Planting - discussed, will wait for current plants to bloom out and decide later.

iii. Commons / Villa maintenance - We will stay with current company for maintenance.

iv. Entrance Signage Repair – The letters are falling off of the “Villa” sign. Mott Sign Co has been contacted, they have not responded. Dawn will check if any construction contacts have any experience with, or can fix this.

v. Discussed the wire fence removal @ west edge of subdivision. Bid received for $1600 to remove the entire line from south to north. Discussed the number of trees to be removed along the way. There is no budget for this at this time. We discussed doing this in phases – still not budgeted for. Table this decision / action for now.

Website:

i. Comments / demo on the new database. Dave gave a presentation to the board and offered some training on how board members and homeowners will use the website.

Noted that Pat also has access to the software if needed.

5) Architectural Appeals: - None

6) Lot owner Complaints: - None

7) Old Business: D&R Revisions need to be done by the board this year. Discussed a plan to use

Google Docs to do collaborative changes to each page in the D&R book. Each board member will have “homework” each month. Dave will work on getting the software and process out to the board members.

8) New Business: Determine when a VILLA becomes eligible for maintenance. Discussed.

Determined that “Upon Occupant Possession” the unit will become a villa.

$300 / year HOA dues for the vacant lot, then $250/ Qtr once occupied as a Villa.

9) Other Items: i. Raised the issue of trampoline in the front yard at lot 13. We did not find anything in the D&R about playscapes and location requirements for children’s toys.

THIS will need to be addressed as we work on updating the D&R pages (per item #7).

ii. We discussed the option to offer ZOOM attendance when a board member cannot physically attend our monthly meeting. It is an option with a little notice to Dave.

iii. Actions taken: Pat signed the contract for the lawn service.

Pat signed the contract for the spraying contractor.

Pat signed a check for Dave.

Meeting Adjourned at 8:52

Meeting Notes captured by Secretary Dawn Atwell