

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting April 19,2022

Location: First Presbyterian Church, Paola 7pm

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

Member excused: None

Visitors present: Representatives for Lot #11, Mark & Sue Williams and Lot #22 Bill & Anna Simbeck

President Pat Guest opened the meeting at 7:02pm

Agenda Items Discussed:

1) Approval of Previous Meeting Minutes: Reviewed.

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

2) President's Report: Board held an Executive meeting by Zoom on 4-17-22. Minutes taken during that meeting, and provided to board members at 4-19-22 meeting.

Because of visitors with ARC items to review with the board, we chose to address the ARC items out of order at this time.

4) Committee Reports (out of order)

a) **Architectural** - ii) **WILLIAMS Lot #32** Board discussion: Per the executive session it was noted that **due to a failure by the board in 2020**, to 1) attain the proper amount of votes, 2) properly record a change with the county and 3) failure to amend the D&R; **there is NO restriction of slab construction** in Rockwood Estates and Villas Deeds and Restrictions.

Therefore, the submission by M/M Williams to build a slab home on lot #32 can be considered.

The board discussed with M/M Williams the blueprint images submitted, metal accent awnings proposed, the rear garage door for golf cart and access within property lines. In discussion with the Williams, it was noted that their proposed exterior color does NOT fall within the guidelines, and shingle color will need to be proposed to the ARC at a later date.

Dawn moved to accept the blueprints with NO basement, as presented. Also document (and note to the Williams) at this time that the exterior paint color and shingle color must still be addressed with the ARC later in construction, prior to installation. Second voiced.

Vote 7 – approved, 0- against.

a) Architectural – iii) **SIMBECK Lot #22**. The Property owners have two items to discuss. 1) a fence installation. 2) the construction of an attached lean-to storage building.

Board discussion with M/M Simbeck: 1) Seeking to add a 4ft Cedar picket fence to the back yard. They already have their city permit approved, and materials are on site, ready to install. They will stain it a color to match the fencing of a neighbor, a walnut color. They did not have a sample but we noted a color within the room that served as an example of the walnut tone. 2) Discussion of the intended storage building. At this time, it is quite “conceptual” there are no details or specifications submitted. The location is noted as behind the house, per sketch submitted by homeowners. Board defined with them that: Another proposal would need to be submitted with specifications and details. We defined that it is required that: the unit is attached to the house. The unit should have a concrete floor, framed construction, matching roof, and matching paint. The board will defer to city code for further construction requirements to meet code. Ultimately, it should look like it was an original part of the house construction.

Larry moved to approve the fence with Walnut stain color. The storage building will NOT be decided at this time, pending submission of more detailed information. Second by Pat. Vote: 7- approved, 0- against.

Visitors were thanked for their participation, invited to stay or leave.

Back to original order of agenda.

3) Financial Statements: Discussion: the report format has changed with new software. Q&A. Motion to accept by Pat, Second by Larry. Vote: 7- approve, 0- against.

4) a) Architectural –

i) **Elite Builders Lot 27/28** Merger of lots. Discussion of 3 lots, #27,28,29. Discussion of blueprint proposed for construction on the expanded version of lot 27.

Elite owns lot 27. Greg Knedlik owns Lots 28 & 29. Elite negotiated with Greg to divide lot 28 in half, then replat lot 27+1/2, and Lot 29+1/2 to be the new record of the properties. This work is still pending title transfer and recording with the register of deeds. The only effect will have on the HOA is that lot 28 will be removed from the roster of properties. The next time the D&R is revised this replat work will need to be documented, like lot division and deletion of lot 11 on Rockwood avenue. Moved by Dave to accept the Proposed new construction and lot split. Vote: 7 approved, 0-against.

iv) **Elite Builders Lot 26**. Review submission of proposed construction on this lot. Motion to approved by Heath, second by Leslie. Vote: 7 approve, 0 against.

v) **Hall 23921 w 293rd st.** Submitted a request to repaint the exterior of their home. Discussed color submission. Motion to accept proposed change by Dawn, second by Pat. Vote: 7- approved, 0-against.

4) Committee Reports (continued)

b) Neighborhood – i) Review Garage Sale. Mixed opinions, the weather was uncooperative on Thursday & Friday. Saturday was better. Some homeowner complaints that it was too early in the season. However, the GOAL is to align with the citywide spring clean up / trash pick up date, which followed our garage sale weekend. Dawn noted that there were 2-3 participants on each street. Dave noted that we will need to replace the signs, as they were torn up by wind this time. Discussed sponsoring a sale in the Fall? - Yes.

ii) Picnic in July. Confirmed July 2nd as our target date. Determined to offer an late after noon / evening event held at the playground area. HOA will provide Burgers & Dogs, the balance will be “pot luck” style. Dawn has tables to bring for food service. Attendees will be encouraged to bring a lawn chair for themselves. Lindsey and Leslie will be in charge of games for kids. Dawn will create a flier. We hope to include a decorated bike parade and golf cart (?) parade. NO fireworks will be allowed due to liability.

iii) Blight Trees on Augusta St. Discussion of problem with aging, blight infected trees on this street. Board determined to ask the local extension agent to evaluate and report. Then based on the report, ask the city for help on this issue. (We hope to have the trees deemed problematic, and removed by the City.)

c) Commons - i) New flowers at the front entrance. Marigolds were planted too early and most are frozen and dead. Board will request the landscaping team to replant – at their cost. There have been multiple complaints that that effort was pathetic in design and volume.

ii) Fence clean up on West edge of subdivision. Discussed that we can't pay \$1600 as bid, so will try to do a section at a time. May leave posts, and only remove the downed wire as our first step. Heath and Dave spoke of options to take on small areas, not as free labor, but for a small fee.

iii) Tree @ pond has a dead section. Dave will get a quote from tree company.

iv) Villa sign repair. Discussed. Approved for \$50 + materials for repair.

v) (added discussion item) Dawn encountered the maintenance company spraying villa yards... but the representative denied knowing that spraying the common utility easement between Rockwood and Palmer streets was part of the contract. Board referred to the map relating to the contract. This area is included in the new contract definition. Dave will reach out to them to discuss further.

5) Architectural Appeal: - None

6) Lot Owner Complaints:

a) Rauber – regarding lot 12. Her Villa on lot #5 backs up to Estate Lot #12. Her complaint is that the residents at Lot 12 have not sodded their back yard, and they have not mowed the weeds that exist in their yard. In addition their back yard grading has a low spot that ponds when it rains. (However it has been noted that it does drain within 24 hours) The low spot needs to be corrected when they install sod in the back yard.

The Board has issued a letter to the homeowners.

b) Rauber Common Area (triangle wedge of land) to her north. This piece of common ground was once “spoken” for by M&M Johnson, the residents at lot 13. They got permission to and extended their yard sprinkler system to cover this area. He is in the landscaping business and wanted to (unofficially) “adopt” this piece of common space to his back yard. At that time, he committed to maintenance of this space. They are moving and will NOT maintain the space any longer. The complaint by Mrs Rauber is that the space needs to be seeded or sodded. Board discussed that we will not sod, but we can have the landscaping company seed the area.

7) Old Business: - Update on the sump pump discharging across the sidewalk on Palmer. The City has contacted the homeowner. Homeowner created a plan to make repairs to alleviate the problem.

Lot 13 Johnson’s committed to the Board to complete the front elevation changes on their home this spring. In lieu of painting the trim they want to install stained wood accents. They are to install the front landscaping. Neither project has been done. A letter has been issued to the Homeowners, by the Board.

8) New Business: A Homeowner made a suggestion to add a bench at the southeast corner of the Pond. Board will evaluate options.

9) Other items: none.

Next meeting date is May 17th at FPC in Paola, at 7PM

Meeting adjourned. (Time not captured)

Minutes submitted by Dawn Atwell – Secretary.