

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting May 24th, 2022

Location: First Presbyterian Church, Paola 7pm

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

Member excused: Heath Harmon

Visitors present: None.

President Pat Guest opened the meeting at 7:03pm

Agenda Items Discussed:

1) Approval of Previous Meeting Minutes: Reviewed.

Moved by Dave to accept, 2nd voiced by Larry. Voted. Approved.

2) President's Report: None, except to note that the meeting was rescheduled from the regular schedule of "3rd Tuesday" (May 17th). The change was published on the website.

3) Financial Statements: Presented by Dave, reviewed. Q&A / discussion.

Moved by Dawn to accept, 2nd voiced by Pat. Voted. Approved.

4) Committee Reports:

a) Architectural Committee:

i) Assess land layout: Discussion of common areas. We have a specific problem in the back yards that adjoin the utility easement between the Meining and Rauber homes. It should be noted that the Meining family HAS INSTALLED SOD in the back yard up to the utility easement. (Per their estimate of the rear lot line.) There is a space between the two properties that has no ground covering. The board has (already) hired Allenbrand-Drews survey company to come stake the commons area. (We are scheduled, but waiting.) In addition (when the stakes are up) the board would like to have a landscaping company evaluate how to manage the drainage in the common area. Part drains to the south with no known problems, but part drains to the north toward the common "triangle" space at the curve where 293rd turns into Palmer. We need to consider if a trench or drainage system needs to be installed, and where it would exit. Natural drainage flows from Meining's back yard, across Rauber's back yard and toward Palmer. The problem is that it overloads a portion of Rauber's back yard.

i-2) We discussed the potential of future improvements to the triangle common ground. Perhaps plant a tree, install rock... further discussion is required later.

ii) Update on Johnson at Lot 13. They are selling their home, and still have not installed the required landscaping, nor the agreed upon front elevation modifications; per their commitment to the board at the December 2021 meeting.

They report that their materials are at the lumber yard, and they are waiting on the installation schedule. It was discussed that we should learn from the attorney the process to file a lien and proceed with filing, prior to their home sale. Dave will take action on this.

b) Neighborhood Committee:

i) July Picnic: Flier created, discussed for a few modifications. Board determined that we will post on line, and HAND DELIVER fliers to resident homes.

ii) Exchanged knowledge of any new residents coming or going from the community. Most recently the Nelsons on Nicklaus Ct and the Sturgis family the moved into Marsha Schaub's house on Eagle Ct.

We know of 2 others coming soon: Elizabeth Anderson at 23941 St Andrews
Taryn Morris at 29331 Rockwood Ave

ii) Learned that there is a Rockwood HOA FaceBook page that someone in the subdivision must have launched. We think Leslie Jenkins manages the site. Discussion on the need to gain ADMIN approval for continuance, as it is NOT a representation of the Rockwood HOA Board at this time. Lindsey will communicate with Leslie to work on the details. Pat will serve as the HOA ADMIN on this webpage.

c) Commons Committee:

i) ETT planted new flowers to replace the marigolds that froze. – Done.

ii) Determination to rear boundaries between houses on north Rockwood and north Palmer. (as discussed in section 4-a, i.) - Scheduled.

iii) Trash cans at park and pond. – Discussed. Reviewed some preliminary images of products. Discussed the responsibility to maintain the "community" trash can(s).

iv) Bench at the pond. – Discussed. Reviewed the preliminary images of products. No decision made at this time.

d) Website: no report / updates

5) Architectural Appeal: None

6) Lot owner Complaints:

a) Rauber – related to drainage. As documented in section 4-a, i.

7) Old Business:

a) Tree Blight. Talked to the local extension office, they offered no help. Someone remembered that homeowner Paul Katzer was once in the business of tree care. Pat will ask him about this.

8) New Business:

a) We began the review and notes for making changes to the D&R booklet. Discussed as a group, compiled notes provided to Dave to work into the software. It was noted that we need to be careful to maintain the HISTORY in the D&R booklet. Will seek legal advice on the best way / correct way to proceed with the changes.

We worked thru page 10. Assigned the next section to be reviewed at the next board meeting.

9) Other Items: none.

Adjournment: Moved to adjourn by Larry, 2nd voiced by Dawn. Pat closed the meeting at 9:00 pm.

Submitted by Dawn Atwell – Secretary.