

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting July 19, 2022

Location: First Presbyterian Church, Paola 7pm

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

Member excused:

Visitors present: None.

President Pat Guest opened the meeting at 7:00pm

Agenda Items Discussed:

1) Approval of Previous Meeting Minutes: Reviewed.

Moved to accept by Larry, Second by Dawn. Voted. Approved.

2) President's Report: July HOA Picnic was a success, lots of good feedback.

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

Moved by Dawn to accept, "Second" voiced by Larry. Voted. Approved.

General discussion about the need to evaluate whether or not to retire the 2-year special annual assessment that expires this year. The board needs to discuss further, with financial goals in mind to substantiate the pros / cons to the discussion. It was noted that the playground equipment needs to be considered for replacement, as well as the retaining wall on the west along the walking path. // Topc set aside for future discussion.

4) Committee Reports:

a. Architectural Committee:

i) Lot 13 Landscaping. Discussed, while the City Code Dept acknowledged the house has no complete Certificate of Occupancy, due to incomplete requirements, they did not enforce the requirement prior to transfer of title to the new owners. Dave offered to discuss with the Janes family the need to get landscaping installed.

ii) Lot 68 Confirmation that all ARC forms are in order, they are moving forward with construction. The drainage issue across 295th has been addressed by the City this week.

iii) Lot 29 Patio. – TABLED - Knedlick turned in a drawing of the placement of his proposed patio, but there are no details. Board requested details regarding size of patio desired and plan for the poles to be used for the sail installation.

iv) Lot 13 Patio. – Janes family. A large concrete patio is proposed to be added to back yard. Stairs to be added to the existing deck. Discussed size, and problem with drainage in this area. Proposed by Heath to approve contingent on the installation having proper drainage toward the north and west. Cannot add to the existing drainage problem. Voted = approved.

v) Lot 39 Fence. – Guenther family. Black metal fence images reviewed. Moved to approve by Larry, second by Heath. Vote = approved.

vi) Noted that the Reece's tore out the wooden boardwalk that was noted last month as being installed without HOA ARC approval.

b) Neighborhood Committee:

i) Picnic follow up. Headcount estimated at about 48.

Cost of the HOA servings the burgers & dogs = \$102.

c) Commons Committee:

i) Common backyards between Rockwood and Palmer homeowners. The common area was staked recently. One of two landscaping companies has been on site to evaluate and propose a water management plan for the northern part of this common area. (Primarily from the Haas' fence toward the north, then toward the west to the triangle of common ground.)

ii) Poison Ivy was found and reported as being in the berm plantings near the playground. Dave has requested the landscaping company address the removal or treatment of this.

iii) Playground – the railroad ties that serve as a frame to the playground area are rotting. Discussed to remove and replace with similar materials. Dawn will ask the Deck guy to bid this, if he will consider this job.

iv) Larry raised the complaint that the commons area behind his house has not been mowed in a long time. Dave will remind the maintenance team of this requirement, and ask for some action.

d) Website: No updates or issues to discuss.

5) Architectural Appeals: - None.

6) Lot Owner Complaints: - None.

7) Old Business: -

a) Trees - Pat has gotten a bid from Ryan to treat systemically, (product will be applied in the ground to be absorbed by the roots) the 7 trees that need treatment. The HOA will pay for this up-front, and then request \$44 reimbursement from the homeowners that own each of the affected trees.

b) Trees at the Pond on the west side. One trees has fallen and is laying near the edge of the pond there is a second tree at the top of the pond that needs dead limbs to be removed. Tree company will be hired to address this.

8) New Business: – None.

9) D&R Revision work: Board discussed and made recommendations for modifications for Article 4 through Article 7. Next month we will tackle Articles 8-13.

10) Other Items: - none.

Moved to Adjourn. Meeting adjourned at 9:01pm.

Next Meeting date and time: August 16, 2022 at FPC Paola @ 7pm.

Notes captured by Dawn Atwell, Secretary.