

# Rockwood Estates and Villas HOA Board Meeting Minutes

**Meeting August 16, 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: None

Visitors present: Tom Mersman (Nicklaus Ct)

President Pat Guest opened the meeting at 7:02pm

Agenda Items Discussed:

**1) Approval of Previous Meeting Minutes:** Reviewed.

Moved to accept by Dave, 2<sup>nd</sup> by Leslie. Vote unanimous. Approved.

**2) President's Report:** Discussed that we have an issue with the neighbors to the East of the subdivision, the Medlen family. They continue to have recycling trash blow onto their property. Pat has sought out the option for larger recycling bins. We will post the info on the website and discuss at the annual meeting.

**3) Financial Statements:** Presented by Dave, reviewed. Q&A / discussion. Motion to accept financial reports made by Larry, 2<sup>nd</sup> by Pat. Vote unanimous. Approved.

**4) Committee Reports:**

**a) Architectural:** i) Review again Lot 29 Patio proposal for Knedlik. Q&A, Discussed the proposed size and poles required to hang the sail. Moved to approve by Larry, 2<sup>nd</sup> by Heath, Vote to approve = unanimous. Approved.

ii) Updates on construction on Lots E68, V06, E26, E27, E32. Discussion on each. No actions requested or taken, just updates.

iii) E26 Exterior Paint & Stone samples submitted for approval. Moved to approve by Dave, 2<sup>nd</sup> by Leslie. Vote unanimous, Passed.

**b) Neighborhood:** i) Fall garage Sale date set for Sept 22-24. Fliers will be printed and distributed by Hand. Info posted on website also.

c) Commons: i) Common drainage area in the backyards between Palmer and Rockwood Ave homes: 2 bids have been received. One is completely out of site, the other is more reasonable, except that that it includes placing rock on the triangle common ground. Discussed that the Triangle area has been growing well this year, filling in with good grasses after weed treatments and seeding efforts this spring. We discussed leaving the triangle in field grass, not rock. Dave will ask for an adjustment on the bid to remove the rock on the triangle space.

ii) Playground perimeter timbers need to be replaced: Still waiting on the bid. Dawn will request the deck guy to bid on this again.

iii) Discussed the timbers on the west side of the walking trail. They are completely rotten and falling off their stacks. We will ask a landscaping company to bid "to remove & replace with more timbers", or "remove and replaced with some other materials". We even discussed

taking the berm dirt out and making the area flat, but that would lead to the need to plant grass.

**d) Website:** No updates.

**5) Architectural Appeal:** None.

6) Lot Owner Complaints: a) Clean up behind the Kuder's Villa home. Behind their lot is the fence line on the west side of the subdivision. They compared their lot maintenance to that of Dave next door. As we discussed, we determined that IF the Kuder's choose to "adopt" the common area behind their lot, they are welcome to have it cleared out to their satisfaction. That would become their maintenance going forward. (This follows the action that Dave and the prior owners did on that lot.)

b) Pond Clean-up is still not done. The maintenance company has this work "on their schedule" for the upcoming week.

**7) Old Business:** a) Trees on Augusta have been treated and invoices billed to homeowners with affected trees.

b) Trees around the Pond still need to be cut / cleaned up. We have not received the bid from AB Tree Co. Dave will reach out to them again and reach out to L&T Tree service also.

c) Discussion about the "Complaint Submission" form. We decided to make the existing form much simpler and less intimidating to use. Will draft options and review again.

**8) New Business:** a) Someone is reporting violations to the police. That is not very neighborly. We must come up with a better means of compliance and communication.

**9) D&R Revisions:** Articles 8-13 We also discussed Page 14, There is a paragraph that needs to be redone.... Perhaps with very straight forward Bullet points. Other pages discussed; notes taken. But we didn't get all the way to the end, (as planned) We will need to consider a special meeting to finish this and address the review of the Articles also.

Dave proposed to table further discussion for tonight, as we had run out of time.

Moved to adjourn by Larry. Meeting ended at 9:04 per Pat.