

# Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting September 20,2022

Location: First Presbyterian Church, Paola 7pm

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

Member excused: Leslie Jennings, Heath Harmon

Visitors present: None.

President Pat Guest opened the meeting at 7:21pm (two members were late.)

Agenda Items Discussed:

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

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

**2) President's Report:** none

**3) Financial Statements:** Presented by Dave. Discussion, no questions.

Motion to accept by Larry. Second by Lindsey. Passed.

**4) Committee Reports:**

**a. Architectural Committee:**

i) Lot 68 trash & weeds – taken care of.

ii) Lot 93 Repaint. Color samples submitted. Moved by Dave to approve, 2<sup>nd</sup> by Larry, voted / passed.

**b. Neighborhood:** i) Garage Sale, Sept 22-24 was very successful, with multiple sales throughout the subdivision.

ii) Cub Scout Pack 3105 will pick up leftovers, after the sales.

**c) Commons Committee:** i) Park & Cul-de-sacs – feedback from Clinton Johnson about the condition of the park (grass / weeds). Weed control is only done twice a year. Discussion about if / how to approach the ground cover maintenance in these areas, no decision made.

We also reminded him that the islands need to be mowed regularly.

ii) Pond Clean up: The pond is better, the one tree that was down is out of the way. The tree up on the top of the hill is not dangerous. It still needs to be addressed, but we're not worried about it. The Tree maintenance company has not responded to Dave's request for a bid.

iii) Homeowner Gipson (on Villa lot 81) is asking if it is okay for them to clean up the area to the north of their lot. // The board said Yes! We consider this "adopting a common space" and are grateful for their desire to take on this maintenance / improvement.

iv) Discussion on the West Walking Path retainer wall. The railroad ties are deteriorating quickly. Talked about options. Dawn will ask the excavation contractor working on Lot 4 if he can rebuild the retainer wall with the large stones that have been excavated.

v) Dawn will ask the deck guy if he will consider the playground retainer wall as a project for the winter. (He declined the original request, due to workload.)

**d) Website:** No updates or issues to discuss.

**5) Architectural Appeals:** - None.

**6) Lot Owner Complaints:** - a) Kuder is working with the City about the culvert behind their property. NO action / complaint for the HOA to resolve.

**7) Old Business:** - Discussed the submission of a revised (simplified) “ violation / complaint form” to be posted on line for homeowners to use. Moved by Dave to accept, 2<sup>nd</sup> by Pat. Unanimous vote. Will adopt this form to post for use.

**8) New Business:**

i) We need to work on building slate of new / additional board members / and nominees for the next meeting. Larry is selling his home and will not be eligible to serve on the board if he is not a property owner in the subdivision.

First suggestions: Gary Hink, Rowlett, (as Villa owners)

Other suggestions: Grady Wolford, Zach Miller, Tim Hall, Adam Sch-----, (Estate Owners)

ii) Dave is beginning to draft the agenda for the annual meeting. We recognize it is time to get that scheduled and announced to the residents soon.

It was proposed that the board consider: PRESENTING the proposed change to the D&R, By-Laws and Articles at the annual meeting. Then allow residents to take home for study. Follow up with a 2<sup>nd</sup> meeting, a Special Meeting to adopt the changes and vote to engage the updated D&R, By Laws and Articles.

**9) D&R Revision work:** Worked through the rest of the D&R pages to the end. The Board members discussed and made notes for proposed changes where needed. Some of these topics require help from the attorney, Dave will seek guidance.

Dave is in the process of printing all the changes throughout the book, for submission at the annual meeting.

Discussed multiple options to bind / present the new booklets – most economically. Dawn will research cost options.

**10) Other Items:** - none.

Moved to Adjourn. Meeting adjourned at 9:03pm

Notes captured by Dawn Atwell, Secretary.