

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting October 18, 2022

Location: First Presbyterian Church, Paola 7pm

Board Members in attendance: Pat Guest, David McIntire, Dawn Atwell, Larry Cole, Leslie Jennings, and Lindsey Schultz joined by Zoom video.

Member excused: Heath Harmon

Visitors present: M/M Williams building on estate lot #32.

President Pat Guest opened the meeting at 7:05pm

Agenda Items Discussed:

1) Approval of Previous Meeting Minutes: Reviewed. There were two names in the minutes that were to be corrected. (Names of people to consider as board member nominees.)

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

2) President's Report: Pat has asked 3 villa families to consider serving on the board. Warren, Hink & (new) Nelson, all declined.

3) Financial Statements: Presented by Dave. Discussion, no questions. Motion to accept by Dawn, second by Larry. Voted Approved.

The **2023 Budget review** document was reviewed and found to have some problems. We determined to have Dave work on this and review a corrected version next month.

4) Committee Reports:

a. Architectural Committee: i. Elite Lot 27: Exterior décor submitted on behalf of the home buyer. Discussed, Moved by Leslie to accept, second by Pat. Voted, Approved.

ii. Williams Lot 32: Presented their proposal for exterior décor. The board approved the faux stone, the cedar posts, the shingle color – BUT NOT the paint color.

IRON ORE body color has been denied before and was denied today as well. The Williams' will work on selecting another color and re-submit to the board. They are on a tight schedule, so we offered that we would review their next paint color(s) as soon as they are ready.

iii. Wolford on estate Lot #40 submitted request to replace the roof with shingles that are the same as the current ones. Style and color. Moved by Larry to accept, second by Leslie. Voted. Approved.

iv. In conversation with David, (Not in front of the board) Frank Elliott asked for permission to remove a bad / ugly tree from his lot. (OKAY - It's your property, your tree, do what you want with it.)

v. General discussion about a plan submitted by Harris Homes to get a "first opinion" on if a blueprint that he wants to build is a suitable style for a villa lot. Reviewed his print / pictures, and determined that yes, he could now begin the formal process if his client's contract comes together. Equipped him with the D&R materials to learn about requirements of the HOA.

b) Neighborhood: i. Pat posted on the Rockwood Face Book page, in an effort to raise awareness of trash blowing, and that it often lands in other people's yards / the east pond.

li. Pat reported that there has been a complaint that a homeowner on 293rd has an exposed gas tank. The Millers on lot #25 will get a letter from the HOA to get that fence /cover installed.

c) Commons Committee:

- i. Playground Railroad ties repair. Jacob the Deck guy agreed to take a look at this a little later on, for a bid.
- ii. Walking Path. The subcontractor is preparing to re-seal for the year.
- iii. Walking Path – west retaining wall replacement discussion. The Grounds Guys have determined that trying to do the replacement with the rocks on Lot 4, are not right for the work to be done, they will bid to remove and replace the railroad ties.
- iv. French drain has been installed on the common area behind lot 5. – Done.
- v. Winterization of the pond (fountain) is complete. – Done.
- vi. Dave got a bid from L&T Tree Service for the work to be done on the trees by the pond. 3 cottonwoods, 2 saplings, and willow on north end needs to be worked on and debris hauled away. The bid is \$1150. There is money in the pond maintenance fund... but none for trees. No decision was made on this at this time.

d) Website: No updates or issues to discuss.

5) Architectural Appeals: - None.

6) Lot Owner Complaints: - None.

7) Old Business: - None.

8) New Business:

a. Violation Process discussed: 1st communication = letter and email with 3 days to respond.

2nd communication = letter via registered mail to prove receipt of letter with deadline for response. Voted on this policy, moved to accept by Leslie, second by Dawn. Approved.

b. Fine Structure: This will be a 3rd letter indicating \$100 fine for non-compliance. If there is no response, then the HOA will file a lien on the property or report the matter to the City for action against the violator.

c. Annual Meeting Agenda proposed by Dave. Reviewed by the board. Discussion

d. Dawn is to ask the city for guidance regarding sidewalk clearance – relative to tree limbs that overhang the walkway.

9) D&R Revision work: Dave has been working on converting the D&R to a WORD document that shows the proposed changes. Each board member is to review this document carefully for any changes to be made. Have this review done for next meeting.

10) Other Items: - none.

Moved to Adjourn by Dave, second by Leslie. Meeting adjourned at 9:05pm

Notes captured by Dawn Atwell, Secretary.