

## Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting February 21, 2023

First Presbyterian Church, Paola @ 7:00 p.m.

**Board Members in attendance:** Pat Guest, David McIntire, Kimberly Triplett, Dennis Damron, Dawn Atwell & Leslie Jennings

**Members excused:** Lindsey Schultz

President Pat Guest opened the meeting at 7:0p.m.

Agenda Items for discussion:

- 1) **Approval of previous minutes.** Pat opened discussion regarding previous minutes. Moved to accept offered by Dennis. 2<sup>nd</sup> voiced by Leslie. // Voted. Approved.
- 2) **President Report.** None.
- 3) **Financial Statements.** Discussion, review, Q & A among board members. Moved to accept financials by Dawn. 2<sup>nd</sup> voiced by Leslie. // Voted. Approved.
- 4) **Committee Reports**
  - a) Architectural -
    - 1) Houtan house on Lot E42 , 23961 Eagle Ct. Lot owners submitted a basic lay-out of their blueprint for a general review / approval. Board agreed to the images submitted reflect a proposed home that will be conducive to our community. However the Lot owners still need to submit a FORMAL application with full print details for review.
    - 2) Anderson – Lot E68, 23941 St Andrews Ct. The board has sent a letter requesting that they submit paint colors for approval. There is a paint sample painted on the side of the house. The color is a very light grey. But we don't know the rest of their plan. We later learned that the two owners each thought the other one had submitted the paperwork.
    - 3) Miller – Lot E25, 23945 w 293<sup>rd</sup>. Need the gas tank enclosed. Board sent a certified letter earlier, we are now waiting for the Postal service “pick up notices” deadlines to expire.
    - 4) Janes – Lot 13 Bought the Johnsons house with no landscaping. Board will issue a reminder letter to make that a priority this spring.
    - 5) 29444 Rockwood submitted a paint approval request form (late). Board reviewed and approved, since the colors are basically the same as the existing paint color.
  - b) Neighborhood -

Set date for Garage sale as April 13,14,15. With City-wide clean up / pick up on April 17<sup>th</sup>.
  - c) Commons -
    - 1) Flowers for entrance. Planting planned for May 5-6 (per Leslie)
    - 2) Ground Guys quote reviewed. It's too high, we will need to keep the current provider.
    - 3) Retaining wall on west path. Dennis has access to concrete blocks, and brought some in for us to see. We all liked the idea of using these blocks. He will work on getting bids put together.
    - 4) Playground border. 6x6 landscaping timbers to be replaced. Working on getting a price.

- d) Website – Allow service providers to advertise? Discussion by board. “Business card” spaces would be offered for a monthly fee. Community support advertising would be voted upon by the board and posted at no monthly charge, if approved.

5) **Architectural Appeals** – None.

6) **Lot Owner Complaints**

a) Reese complaint regarding maintenance of common area adjacent to their home. They submitted an invoice for \$900 representing 9 years of maintenance that they claim they have done. Board denied the invoice and will issue a letter with instructions to use the complaint form to make the board aware of areas that the property maintenance company is not attending to adequately.

b) Rauber 1) raised the complaint that some homeowners on 293<sup>rd</sup> did not take good care of their sod last year. Board discussed, it is only February, spring growing season has not started yet. This is NOT the time for the board to be taking any action on this complaint.

2) Raised the need to address dual sump pumps drainage between lot 5 and lot 6 on Palmer, the water drains across the sidewalk. - Elite Builders has acknowledged the issue and will work a drainage repair.

7) **Old Business**

- a) Board members to discuss rescheduling the monthly meeting schedule. // Agreed upon moving meetings to the 3<sup>rd</sup> THURSDAY of each month at 7pm. Next meeting will be March 16.

8) **New Business**

a) Water on sidewalk at 23945 Palmer - Discussed in Lot Owner Complaints 6 – b – 2.

b) Grounds Contract. - Discussed in Committee Reports – Commons – 2.

c) Dave has created a new email address in an effort to solve some server conflicts. Anticipate use of [PaolaRockwood113@gmail.com](mailto:PaolaRockwood113@gmail.com) in future communications. (113 represents the 113 lots in the subdivision.)

9) **D&R Revisions**

a) Update on signatures needed. Dave and Kimberly each gathered some more signatures since the last board meeting. It looks like we still need 6 more signatures.

Motion to dismiss proposed by Dennis, 2<sup>nd</sup> voiced by Kimberly. Meeting ended at 8:57

Noted captured by Dawn Atwell, Secretary.