

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting March 16, 2023

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

Board Members in attendance: Pat Guest, David McIntire, Lindsey Schultz, Dennis Damron, Dawn Atwell & Leslie Jennings

Members excused: Kimberly Triplett

President Pat Guest opened the meeting at 7:00 p.m.

Agenda Items for discussion:

- 1) **Approval of previous minutes.** Motion to approve by Dennis. 2nd by Leslie. Voted & Approved.
- 2) **President Report.** None.
- 3) **Financial Statements.** Discussion, review, Q & A among board members. Moved to approve by Dawn. 2nd by Dennis. Voted & Approved.
- 4) **Committee Reports**
 - a) Architectural -
 - i) Elite / Vaughn Lot #4 Submitted change of paint colors. Moved to approve by Dennis, 2nd by Lindsey. Voted & Approved.
 - ii) Anderson Lot E-68 Colors not previously approved, but already painted on house. (No documents were submitted by homeowner / builder). Discussion of color on the house, approve or require a change? No change will be required. A Violation Letter should be issued relative to all future ARC submissions that should be made.
 - iii) Hink -Villa Lot 80. Submitted request to screen in his existing back deck. NO structural changes will be done. Moved to approve by Dennis, 2nd by Lindsey. Voted & approved.
 - iv) Williams – Construction site on Rockwood. Rear drainage issue discussed. We want to make sure that that is addressed before the new construction is deemed complete.
 - b) Neighborhood - Garage Sale flier approved, will Post on FB and print for hand delivery.
 - i) Learned of two new neighbors. New owners of the house at end of the cul de sac on Augusta Ct. and New Owners move in soon in Meining's house on Rockwood. Dawn will print and deliver new D&R booklet and welcome bags.
 - c) Commons -
 - i) Maintenance of grass. We will ask Green Again for bid. (They are new in Paola.)
 - ii) Tree Trimming at pond that has been delayed from February due to weather, is scheduled soon. Bid is \$1150
 - iii) Rock Wall replacement Bid is pending.
 - iv) Ash Tree Treatment was done 3-16. (2nd year of treatment)
 - d) Website – No updates.
- 5) **Architectural Appeals** – None.

6) Lot Owner Complaints

- i) Some Villa owners complained that they have hired their own lawn maintenance to be done due to weeds in their yard that the current treatment system is not managing.
- ii) There are speeding cars on 295th street too often.
- iii) The propped up wooden fence at lot #64 (Schwatkins?) Needs to have a Notice of Violation issued. It is way past due for repairs.
- iv) The fence for Fulk at lot #7 Needs to have maintenance done too. A notice of Violation will be issued to them as well.

7) Old Business

- a) Water Bill - Meter lock has been removed (not by the City). We will be fined for this. We didn't remove the lock. Don't know who did... The sprinkler system is still winterized.

8) New Business

- a) Violation Policy discussion. – The Millers on Lot 25 did NOT pick up their certified letter of Violation from the post office. Two board members will hand carry a copy of the letter to deliver to their door personally. THEN we start the clock for response time / correction of the violation.
- b) The Violation policy has been reviewed by the lawyer. Some edits were recommended. Discussed POSTING the violation Policy on the website. Vote to accept the Policy as amended – motion to approve made by Dennis, 2nd by Leslie. Post on Website and Send to all Homeowner.
- c) Property Tax situation. MiCo has drastically increased tax valuations ALL across the County.

9) D&R Revisions. Still need 5 more signatures to approve the D&R modification voted upon at the annual meeting.

Motion to dismiss proposed by Dennis, 2nd voiced by Kimberly. Meeting ended at 8:37

Noted captured by Dawn Atwell, Secretary.