

Rockwood Estates and Villas HOA Board Meeting Minutes - corrected

Meeting April 20, 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 7:00 p.m.

Agenda Items for discussion:

1. Approval of previous minutes: Reviewed, Dennis moved to accept, Kim gave 2nd. Approved.

2. President Report: Mowing to be discussed below

3. Financial Statements:

a- Current monthly statements

b- Approval of posting 1st quarter report to HOA on website.

After group discussion, Dawn moved to accept reports, Dennis gave 2nd. Approved.

4. Committee Reports:

A- Architectural i) **Solar Panels:** A homeowner wanted to install on their home and wanted to know the HOA rules, in light of new legislation indicating that HOA's cannot deny this installation. We sent out a survey to all homeowners and got 38 responses. 28 voted Yes (to allow), 10 voted No. Ultimately, this type of improvement / installation "is to be approved by the ARC per the D&R." (It's already in the book.) Additionally, the homeowner withdrew the request due to costs. No action.

ii- **Rolf Fence** Discussion of the material proposed for installation. Some board members were not familiar with the product. Other members were familiar with it and shared their positive impression of the product. Dennis moved to approve the proposal. Kim offered 2nd. Approved.

iii- **Janes Fence** – They submitted their proposal by email earlier in the month and the board voted on this between monthly meetings. Already Approved. No action taken tonight.

B- Neighborhood: 1) garage sale weekend was earlier this month. Only 5-6 participants. The City changed the clean up day from Monday to Saturday (same day as the sales... that was a problem for someone and they voiced their complaint.) The weather was good, and traffic was good. Signs need some beefing up for next season.

C- Commons: i) **Seeding and aeration** in the park and triangle discussed. We discussed the bid and the TIMING of the year for this work (with no means of watering new seed.) Board determined to re-direct this effort. We determined the following NO seed / aeration in the park. However we will have the company do the triangle and the common strip between the backyard of Rockwood and Palmer residents. (Behind Judy on lot 5 and toward the south.) The expense for this was approved for up to \$500.

ii) **Voles / Moles** are noticeably active this year. Discussion. No action by the board. This is a homeowner issue, and will not be addressed in the common areas.

iii) Cul de sac on Augusta – the homeowners are planning to replant on the island, and presented a design for review. Discussed. Moved by Dave to accept the proposal, 2nd by Dawn. Approved.

iv) Retaining Wall along the West Walking Path will cost \$4000 for materials only (the blocks). Plan on adding expenses for Gravel + rental equipment + labor + debris removal of railroad ties.

v) Park / playground frame replacement. Use of Landscaping TIMBERS would be about \$1800 for materials only – to replace the entire frame. To replace the 4 rotten units would cost much less.

vi) Pond – The fountain is to be turned on this week. We need to add some grass carp fish to help with the maintenance of grasses and weeds at the edges.

vii) Discussion about and decision to remove 2 dead shrubs in the center island.

viii) Perennials planted near large Monument at entrance, we voted to reimburse the volunteer homeowner (Judy Rauber) that paid for and installed these flowers / plants. Reimburse up to \$300 if she turns in receipts. Moved to Kim to approve, 2nd by Dennis. Approved.

D- Website. No changes

5. Architectural Appeals: - None.

6. Lot Owner Complaints: Complaints from several Villa owners about the mowing done this week, as reported to Pat via her cell phone. Mowing company mowed in the mud, and made tracks and damaged grass. Damaged flagged areas where homeowners are trying to grow new grass. Mowed down a memorial shrub. Hit pop up discharge units. Weeds need to be addressed in the rock drainage culvert at the entrance. Sprinkler at lot 81 has a broken head and needs to be replaced.

Discussed, and determined to issue a letter to ETT to document a formal complaint on behalf of the community. Dave will draft a letter.

7. Old Business:

A- We received NO help from the City Inspectors, regarding the drainage design behind Williams construction site on Rockwood. It is understood that the homeowner intends to install retaining walls to manage the dirt piles and erosion thereof. They have taken occupancy.

Williams have a side walk issue that needs to be corrected soon. Will request that repair in a letter.

B- Miller – Fence needed to cover gas tank. Letter of violation was hand delivered to them.

C- Faulk – Fence - A letter of violation will be issued to them requesting that their wooden fence be repaired.

D. – Schwatken – Fence - They are working on their fence this week. Continue to watch for completion.

8. New Business: Recent survey regarding Solar Panels. (As discussed above.)

9. Policy Revisions: A. PODs storage units have been asked to be approved for temporary storage on a driveway. (This was for a new resident who find themselves “between homes”.) Board discussed and determined the answer is a hard NO. Homeowners needing a POD storage unit will need to utilize storage of the unit off site.

10. Other Items: None.

Adjournment at 8:26