

Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting May 18, 2023

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

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

Members excused: Kimberly Triplett

President Pat Guest opened the meeting at 7:01 p.m.

Agenda Items for discussion:

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

2. President Report:

3. Financial Statements:

After group discussion, Dennis moved to accept reports, Leslie voiced 2nd. Voted /Approved.

4. Committee Reports:

A- Architectural:

i) Lot#1 on Palmer – New construction proposed by Elite Homes. Group discussion. Dennis moved to accept. Dave offered 2nd. Voted. Approved.

ii) Lot #21 on 293rd – New construction proposed by Elite Homes. Group discussion. Dennis moved to accept. Dave offered 2nd. Voted. Approved.

iii) Lot #67 on St Andrews - Sarah Morris submitted proposal to paint garage door. Group review & discussion. Dennis moved to accept proposal. Dawn offered the 2nd. Voted / Approved.

iv) Lot #22 on 293rd – Bill & Anna Simbeck submitted proposal to plant a new tree. Dawn moved to accept. Dennis voiced the 2nd. Voted / Approved.

v) Lot #38 on Eagle Ct. New Owner, Cory Salter submitted exterior remodel plans with options. Board discussed and agreed on the following: Exterior Paint = Peppercorn = Ok
Trim colors proposed were either Nebulous White or Tricorn Black. Board discussed and agreed to approve Nebulous white, but **REFUSED Tricorn Black.**

Garage Doors are approved to be either Nebulous White or Peppercorn. **(Tricorn Black is denied.)**
4ft Cedar fence with clear stain - approved.

B- Neighborhood:

i) Dave provided the board with data / report from new software that offered updates of property owners by lot number.

ii) Summer Functions discussed. Reviewed calendar / travel / school etc. and determined that the HOA will sponsor a FALL event this year. Target date was set for September 16th.
Details to follow.

C- Commons:

- i) Consider adding landscape edging around planter beds at front entrance. Type of products and installation options discussed. No decision yet. Continue to evaluate. No action at this time.
- ii) Update on retaining wall (at west edge of subdivision.) Dennis has the material & labor bids ready for installation in late June / July. Board discussed the plan and approved for expenses up to \$6000 from savings. Moved to accept by Leslie, Second by Dennis. Voted / Approved.
- iii) Triangle area discussion. The seeds put down earlier this spring are filling in. No action.
- iv) Playground Boarder – replace just the rotten timbers. Approved for up to \$500 expense.
- v) Plantings at entrance. Rcv'd invoices from Judy Rauber and will reimburse her for \$300.
- vi) Sprinkler repairs needed at Gipson's and at Monument.
- vii) Villa Sign. Gary Hink volunteered to evaluate the repair for grout repair between stones.

D- Website. No changes

5. Architectural Appeals: - None.

6. Lot Owner Complaints: - None.

7. Old Business:

A- Janes – Issue 1st Violation letter for Shrubs to be installed and Stain to be applied to the (non-cedar) fence.

B- Miller – Gas tank – No response to numerous Violation letters. Board will issue fine assessment letter to be delivered.

C- Fulk – Fence - has been repaired.

D - Anderson – New construction on St Andrews. They have NOT installed a fully sodded lot as required in the D&R. They put in some sod on the front & south side yard. Again, we will **document** that they have NOT participated in the requirements for new construction, per the terms of the D&R, in the event the violation actions are required in the future.

8. New Business: Discussed the request presented for a homeowners contact list. Board members remember that this effort has been discussed several times in the past. Dave reached out to the HOA attorney, he advised NO, the HOA Board should not make this information public.

9. D&R Revision: Dave will re-count all the signatures to confirm the final number of signatures.

10. Other Items: None.

Adjournment at 8:48pm Moved by Dennis / confirmed by Pat.