

## Rockwood Estates and Villas HOA Board Meeting Minutes

Meeting August 17, 2023

Location: Paola Country Club, Paola @ 7:00 p.m.

**Board Members in attendance:** Pat Guest, Kimberly Triplett, Dennis Damron, Corey Salter, Leslie Jennings, Lindsey Schultz

**Members excused:** Dawn Atwell

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

Agenda Items for discussion:

- 1. Approval of previous minutes:** Moved to accept by Dennis, Leslie voiced 2<sup>nd</sup>. Approved.
- 2. President Report:** We are still in need of 1 board member. Dawn Atwell will be finished with her time on the board at the end of August. Resident Gary Hink was interested but has decided that he does not have time to participate as a board member.
- 3. Election of New Secretary:** Elections will be made at the annual meeting – currently need to appoint an interim secretary. Lindsey Schultz has volunteered in the role as interim secretary. Dennis moved to accept; Leslie voiced 2<sup>nd</sup>. Approved.

#### 4. Financial Statements:

##### a Monthly Expenditures

- i Retaining Wall to Date:** retaining wall pricing breakdown thus far was provided. See attachment. This is listed under “special projects” on budget sheet attached.
- ii Water Bill:** Received monthly water bill after not receiving water bill for multiple years. \$6,924.41 water payment on past months expenditures was due to water meter not being read/charged for multiple years. The city of Paola compared monthly water usage to this month’s bill (\$678) and stated water usage has stayed consistent – water bill should be around this price now monthly.
- iii Environmental Turf and Tree:** The bill for this month’s mowing was shared.
- iv Postage:** Postage fee on this month’s expenditures was for mailing out the remaining D&R books. All residents should now have received their new books.
- v Filing Fee:** Filing fee on monthly expenditures was the lien that was filed on 23941 St. Andrews Ct.

**b** After discussion, Dennis moved to accept reports, Leslie voiced 2<sup>nd</sup>. Voted /Approved

**c HOA Dues:** it was discussed that there are still a few residents that have not paid their HOA dues for this year. Kimberly will send notice to applicable homeowners through the software system.

- d HOA budgets and accounts discussed. Kimberly shared there is \$22,475.87 in the HOA money market account and \$10,050.33 in the HOA expenditures account. Working through the process of budgeting as Kimberly takes over as manager.

## 5. Committee Reports

### a Architectural: No new architectural requests or appeals.

- i 29330 Rockwood Ave. started their landscaping project but are still waiting for it to be complete with shrubs. Other homes that do not have the city code required landscaping were discussed. Requested that pictures of the concerns be provided to the board. Discussed having it be documented and reported to architectural committee the concerns and monthly progress be documented.
- ii 23961 Eagle Ct. New build – architectural plans have been altered from a slab house, to now containing a basement. New plans have been provided to the board and approved.

### b Neighborhood

- i Residents have requested that the community sponsors a fall garage sale. The weekend of September 14, 15 and 16 was decided upon for the garage sale. No ad will be put in the newspaper. HOA will post the yard signs at the entrance and on Old KC. Individual homes can display a garage sale sign.

### c Commons:

- i **Retaining wall on west path update:** Dennis and Kimberly shared progress of retaining wall. Wall is now complete and finishing touches of rock around the wall are being completed. The sidewalk has been opened again. There are extra concrete blocks to be utilized for the next phase of replacing other railroad ties to the north of the existing project. Ties to the south of the project will be removed and not replaced.

Discussed options for fencing, as city codes require all walls 30” tall have fencing around it. Pricing and options were compared. See attachment. It was decided to hold off on the fencing portion of the project until ground has settled, and further project budgets have been discussed. There is currently a temporary construction fence up. Discussed possible signage to notate “stay off” to prevent climbing and jumping off retaining wall. Seeding of the berm will be complete in the fall and covered with straw.

HUGE THANK YOU to board and community members Dennis and Teresa Damron, Lance and Kimberly Triplett, Bernie Johnston and Allen and Tracey Hecker for their donation of labor to complete this project!

- ii Kimberly shared there was a sprinkler leak behind the villas that was being repaired. Board/Manager was unaware of this – requested we be made aware of work being required before it is complete. Resident concerns regarding lawn care

were shared – many villa owners are completing their own lawn care. Board discussed cul-de-sacs are maintained by street owners. Discussed allowing some of the dead front entrance bushes to be cut back. Thank you to resident Judy Rauber for doing this and keeping our entrance looking beautiful!

iii Discussed aerating/seeding the park and common area triangle on Palmer this fall. Will get bids for this project.

iv Discussed the playground border that needs replaced. Was previously priced out for project but will table this project for next year.

#### **6. Lot Owner Complaints:**

- a Discussed villa homeowner's complaints about the mowing and lawn care that is being provided. This continues to be discussed with ETT.
- b Resident complaint of dogs not being on leashes and running into other yards and trailers being in front of homes for too long. An email was sent to these homeowners and the issue was resolved.

#### **7. Old Business:**

- a Review updated ARC application form: Kimberly is still working on updating this form.
- b Annual meeting date and location is confirmed for December 12, 2023, 6:30pm @ Paola Country Club

#### **8. New Business:**

- a Fines regarding issues other than architectural – tabled for future meeting.
- b Annual meeting details: will have presentation, plat maps, common area maps, etc. to provide to all residents at the meeting. An email will be sent to all homeowners asking what topics they want discussed at the annual meeting. Current topics to be discussed at annual meeting:
  - i Budget – break down of monthly expenditures for residents to see, break down of mowing and lawn care service expenses, break down of villas vs estates lawn care costs and contributions.
  - ii Future projects that will need to be completed – playground border, common area projects, walking path maintenance.
  - iii Slab houses
  - iv Mowing and lawn care company, cots, etc.

Adjournment at 9:06pm Moved by Kim / confirmed by Leslie.