**Rockwood Estates and Villas 2022 Annual Homeowners Meeting**

**Meeting date: December 13, 2022**

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

The meeting date was posted on our website, and emails issued to residents Nov 17, 2022.

Meeting Packets were hand delivered or mailed to residents in a timely fashion, prior to the meeting.

Additional packets were available in print at the meeting. Two additional documents were provided to all as they checked into the meeting: Board of Director Ballot form, Financial Statement.

**Board Members in attendance:** Pat Guest, David McIntire, Leslie Jennings, Lindsey Schultz, Dawn Atwell **Residents Attending:** Approximately 50, including the board members,

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

AGENDA ITEMS:

**2. Welcome** and confirmation that all in attendance had signed in. Call for any proxies to be handed in. Discussed our job as a Board.

**3. Approval of the minutes** from the previous annual meeting. Reviewed with the members, moved to approve voiced by one member, 2nd voiced from the group. Asked, any Questions? None. No discussion. Vote was unanimous to accept. Anyone in dissent? No.

**4. Reports of officers.**

 **A.** President introduced officers, explained structure and need for more volunteer members .

 **B.** Treasurer reviewed the Financial report. There were many questions asked, discussed and answered.

Q on Balance in our account at the bank.

Q on Software expense as being a new line item. Discussed.

Q on Notifications to enroll in the neighborhood on-line system.

Q on payment methods (of dues etc.)

Q on accessibility of expense reports.

There were P&L no expense reports prepared for the meeting.

Request for quarterly P&L report / update to be made available – (Response: attend a meeting where this is reviewed each month. )

Q on Neighborhood Activities expense line item. Discussed.

Q on Managers fee expense line item. Discussed.

Q on Register of deeds expense line item. Discussed.

Q on snow / mow expense budget. Discussed.

Q on legal expense line item. Discussed.

Q on spray expense line item. Discussed.

Complaints voiced of no mowing done on Cul De Sacs, (Residents are doing it.)

Complaints on costs between Villas and Estates.

Requested to break down costs of Villas – vs – Estates, Charge a ratio of expenses to each sector.

Requested that we change the requirements for check issuance by Manager. – Discussed

Motion made to REQUIRE that checks issued by Manager, have a co-signer, if over $1000 .

Discussion continued and motion was modified from $1000 to ALL checks should have a co-signer.

Votes taken verbally, All approved. No dissention. // Motion passed

**5. Committee Reports.**

**A) ARC** – Made it known that the entire board serves as the Architectural Review Committee.

 Discussed ARC meetings.

 Discussed ARC Violations > changes pending in the D&R to provide the board with more authority to enforce the rules. ( D&R update is on the meeting agenda for a vote.)

 Introduced and discussed the “Complaint form” available on the website.

 Discussed that we are trying to adopt a defined Notice of Violation and FINE structure if no response. Board will set fines and post this on the website. Complaint about the 1st black roof in the neighborhood, and WHY the board didn’t make them remove it.

 Complaint about email delivery / notification method does not work. Manager will send a blanket Email to all residents that have provided an email address to prove-out the e-delivery complaint.

**B) Commons** - Board is working on the following areas for maintenance updates and repairs or replacements. 1) Playground railroad tie boarder. 2) Retaining wall along the walking trail – west side. 3) Walking Path. 4) Drainage problems in commons areas.

**C) Neighborhood.** 2 Garage Sale opportunities – both had great participation. Good community responses. 4th of July Picnic, (first time in 2 years) Successful and fun for those who attended. Invited others to participate in both. Proposed: Any other community building ideas? Let’s talk about it!

**D) Website.** Discussed all the info available on the website. Access to bill pay on line if desired.

**6) Election of directors** - Nominations from the nominating committee are posted on the ballot document provided. Any other nominations? Yes

 Kimberly Triplett

 Dennis Damron

Motion by the board to accept the nominations as proposed? 2nd by a member on the floor.

Vote to approve? - Most. Any objections to the slate of nominees? - None.

Motion passed to approve the new slate of board members.

**Unfinished Business:** Question from the floor regarding the 11-12-2020 Minutes of the annual meeting. The residents voted to disallow crawl space construction, and there is another house recently built without a basement. – Why? Explained that this was voted upon at the 2020 meeting, then the meeting blew up and most of the board members resigned. No one completed the work of getting the required signatures and recording them with the Register of Deeds to make the change in the D&R. **Currently the D&R allows for homes with or without basements.**

Review of D&R changes as proposed in the packet prior to the meeting. Open for discussion.

* Discussion about Page 16 regarding Landscaping. Motion made to re-phrase this to clarify better. Members helped structure the wording that they preferred we use for this. Board will make note and modify this in the D&R changes.
* Discussion about Page 22 in reference to City Ordinance. Members requested that we omit the line “refer to City Ordinance #3193” Board will make note and modify this in the D&R changes.
* Complaint of Time Line on Violation Letters. Recipients should have 2 weeks to 30 days to respond. Board will make note and apply this to this part of the D&R that we are working on.

Moved by the floor to accept the revision of the D&R booklet as proposed by the Board , with the modifications as discussed. 2nd voiced on the floor.

Vote by show of hands. ~43 voted to accept. Votes against 5. // Motion approved.

All who voted needed to turn in their document with a notarized signature.

The crowd never returned to their seats. Many people thought the meeting was over and left the building.

There was a motion to adjourn from the floor, and many 2nd’s voiced.

Meeting adjourned without finishing the agenda items.