

ROCKWOOD HOMEOWNERS ASSOCIATION
ANNUAL MEETING
June 22, 2008

Rockwood Homeowners Association (HOA) held its annual meeting on Sunday, June 22, 2008. In attendance: Jim & Ann Williams, Tom & Mary Bonner, Marilyn Barbour, Joe & Marsha Schaub, Chris Guenther, Bob & Judy Miller, Renae & Tom Pfaltzgraf, Glenn & Angie Evans, David Baldwin, Jason & Jodie Livengood, Bernie & Susaan Johnston, Dan & Joan Patino, Les & Vivian Gorman, Jo Ann Porter, Mike & Deanna Dennis, Joe & Carol Fowler, Don & Belle Gifford, Jeanette Mooney, and Arleta Ohlmeier. Invited guests included Molly Egger, administrative assistant, John Thomas and David Egger, developers, and Jim Pritchard, city council representative for Rockwood Estates.

In the absence of a President (Tracey Hecker has resigned) Tom Bonner conducted the meeting. New neighbors were introduced as well as guests Jim Thomas and David Egger, developers with Blue Sky and Jim Pritchard, our local city councilman and representative for this area.

Web Site: Bernie Johnson was introduced as the volunteer who has developed the HOA web site (rockwoodhomeowners.com) and kept it up to date with information. The neighborhood directory is embedded on the home page (find and press the “r” and it will link you to the updated directory). We are trying to preserve our personal information so have not put it out there for all to view. If you do not want your address or telephone number listed in this manner, homeowners were invited to contact Marilyn Barbour, secretary, and she will ask Bernie to delete it from the posted list. HOA members can view minutes of board meetings and other pertinent information on our web site. For those not having access to a computer, board members will hand-deliver minutes and notices to your door.

Garage Sale: Thanks go to Judy Minden, Ann Williams and Ann Asher for coordinating the Spring garage sale, which participants considered a success. We will continue to plan two a year – one in the spring and one in the fall as long as there is sufficient interest and participation.

North Construction Entrance: John Thomas reported that a settlement has been agreed upon with Dennis Doherty for Blue Sky to put a construction entrance on the Doherty property north of the subdivision which will allow an entrance to the north (dead end) cul-de-sac. Hopefully this will keep the large trucks, etc. for new construction out of the areas already completed. Due to weather and back-log of work, this entrance probably won't be ready before fall, 2008.

Speed Limit Signs: Tom Bonner has requested to the city that speed limit signs and/or children playing signs be put in our subdivision. Jim Pritchard will see this through the necessary channels to get a “20 MPH sign” if possible.

Retention Pond Run Off: Marilyn wrote to the city as secretary of the HOA and requested they find a solution to the standing water and mess along the walking trail on the east boundary of the subdivision and on the Pearce/Medlen property. Tom Bonner followed up with contact with the City Manager and Justin Givins. Jim Pritchard has also called on and visited with Cliff Pearce regarding the situation. He reported the city engineer, planning commissioner and city manager will determine a solution in the near future.

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Green Space: Jim Williams explained the bid process for the mowing contract for villas and green spaces. There was a question raised on how often the grounds around the pond with the fountain were maintained. Molly said it was required to be done every other time the mowing is done, in order to save some money. Villas and green space is mowed every Friday (weather permitting). Developers and lot owners have their own mowing contracts for undeveloped lots. The HOA attempts to notify owners if attention is required. But going any further with the HOA paying to have lots mowed and trying to collect from lot owners, or placing a lien on the various properties is just too expensive and would require a substantial increase in HOA dues to keep up with it.

Neighborhood Watch Program: Marilyn has responded to a request from a neighbor to provide information on a neighborhood watch program. The city still didn't have their new materials to present a program this evening, but this will definitely be on the agenda for our next meeting or a special meeting called for this purpose. At that time we will reserve the Paola Country Club on a Sunday evening for the presentation. Information will be posted on the web site as well as meeting notices to be distributed.

CODE RED ALERT: Tom Bonner provided some information in a handout, and Bernie has put it on the web site for homeowners to have their names placed on a city-wide contact list in the event of severe weather warnings, and/or disaster alerts.

Status of Homeowners Corporation: The Rockwood Homeowners Association is now a not-for-profit corporation registered with the state in the name of the RHOA (no longer Blue Sky Development). Molly files the tax return and pays the fees for us.

New Platt: John Thomas explained some recent changes in the plat of the subdivision for Phase I, II and III. There was a replat of lots 85 and 86 to accommodate a driveway for one lot and add green space from the second lot. Also, lot 89 was enlarged to accommodate a driveway on Nicklaus Court rather than Palmer Drive. In Phase II, the original plat had 4 - 4-plex townhouses and that has been changed to 4 duplexes. John Thomas assured the homeowners these will be sold individually and not rental properties. They will have the same upkeep as the villas and pay homeowners dues accordingly.

Other: Jim Pritchard was informed that the curb at the entrance to Rockwood was broken in two pieces by a city snow plow this past winter and needs repair. It had been pushed back into place – but needs repair. Jim also noted he has informed both the city and county that 295th Street is not a thoroughfare to the county barn for large trucks and salt & sand trucks. Everyone is trying to keep the new road in good condition with less major traffic from trucks and school busses.

There was once again discussion regarding “silt fences”. Once they have ceased to be useful, someone (developers or builders, etc.) needs to remove them so mowing can take place. Many old ones are lying on the ground, just obstructing mowing. It was also pointed out to John Thomas that some of the builders have no regard for the “mess” they make in the neighborhood when building new homes. Sidewalks are blocked by mud and dirt and trash blows around the neighborhood.

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Board Elections: There are three expiring terms this year – Bob Miller, Renae Pfaltzgraf and Jim Litts, and now Tracey Hecker. Members rotate off in two year increments so as to provide some continuity and experience on the board. Tom reported that we have three volunteers to accept a nomination to fill the vacancies: Dan Patino, Mike Dennis and Jack Rowlett. We would like one more to complete the one year left on Tracey Hecker’s term. Volunteers from those in attendance were solicited. Jason Livengood agreed to fill this vacancy. More nominations were solicited from the floor. In the absence of any, nominations ceased and a vote was taken by show of hands with all four nominees being unanimously elected to the board.

The homeowners were thanked for their attendance and interest in the HOA, and invited to stay in touch through the web site. Each board member’s name is listed and an email address is there also for concerns and solutions to problems.

With no further business pending the meeting was adjourned.

Respectfully submitted,

Marilyn Barbour
Secretary