

**ROCKWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2008**

Rockwood Homeowners Association (HOA) held a quarterly meeting on Tuesday, September 16, 2008 at 6:30 P.M. at the Paola Country Club, 29651 Old KC Road. In attendance: Tom Bonner, Jim Williams, Marilyn Barbour, Joe Schaub, Chris Guenther, Jason Livengood, Dan Patino, Mike Dennis. Absent: Gerry Peterson.

OLD BUSINESS:

The minutes from the June board meeting were approved.

NEW BUSINESS:

Reassignments were made regarding informing residents about board activities. Dan Patino and Gerry Peterson are now handling the communication on St. Andrews Street and Chris Guenther is handling communication with residents on 293rd Street.

A request was brought to the board from new resident Laura Laybourne, 24128 W. 293rd Street, reference requesting a deviance from the regulations regarding a fence. Ms. Laybourne would like to install a black aluminum fence that is very similar in appearance to a wrought iron fence however has less maintenance. Ms. Laybourne provided the board a brochure about the fence in question and the board voted unanimously to approve the request. We welcome Ms. Laybourne to our neighborhood.

The board agreed that when duplexes are built in Rockwood they will pay \$300 per side in fees. The board considers each side of a duplex as one unit.

Due to the recent departure of Molly Egger, the board has been searching for a new bookkeeper/treasurer. Marilyn Barbour advised that she would be interested in the position. The treasurer would be responsible for maintaining the association bank account, billing and general clerical duties for the association. The board agreed that Marilyn would be compensated at the same rate Molly was prior to her departure. Joe Schaub made a motion to approve the matter and Chris Guenther seconded. Marilyn will be researching a local bank to transfer the account to that will give the association the best rate.

An update on the new construction road was provided by Tom Bonner. Tom advised that the developer, John Thomas, informed him that they were waiting for the property owners, Angela and Dean Sherman, to harvest their crop at which time the City of Paola would install the road utilizing material purchased by the developer. The City of Paola has agreed to do the labor at no charge to the development.

The retention pond to the east of the development was discussed. Tom Bonner reported that the city manager is drafting a letter of understanding to all involved parties (the city, Blue Sky Development, Rockwood Home Owners, and the pond owner) regarding each parties responsibilities. The city has considered building a swale to run excess water from the pond south to 295th Street to help with the situation. This will be monitored by the city. It should be noted that future maintenance of this pond will cost the Rockwood home owners substantially. Most likely this would result in a special assessment to all homeowners. The Board is committed to coming to a resolution that will be in the best interest of the homeowners and will investigate the legality of being responsible for a pond that is not in the subdivision or city. Tom will set up a meeting between the city, the HOA and the developer to discuss this matter further.

Marilyn reported that Kevin Barbour declined to serve on the Architectural Control Committee. The board agreed that the ACC will be all board members at this time. Marilyn will draft a letter to all current builders and the developer to remind them that the regulations must be followed. All plans must be approved by the ACC.

The silt fences in the northwest portion of the development are an eyesore. It appears and has been reported in previous meetings that the silt fences were temporary however no one has ever removed them. Many of the fences are not of any use any more. Jason Livengood agreed to remove the fences in the green space that were not actually working any longer.

Jason will contact Blue Sky to request that the lot numbers on all remaining lots be updated and clearly marked. There has been a question in the past regarding the accuracy of the lot numbers since lot number changes have been made to several lots.

Marilyn reported that she is still attempting to set up a neighborhood watch presentation however has been unable to contact the person responsible for this at the police department. She will keep the board informed.

Several residents on the north side of Eagle Court have expressed concern over standing water in their back yards after rainfall. It appears that 293rd Street is higher than Eagle Ct. therefore water runs towards Eagle Ct. Tom contacted the city regarding this situation and they advised that it is the builder's / resident's responsibly to properly drain their own lot.

Jim Williams asked about the possibility of over seeding some areas of the green space that were very bare. Tom asked that Marilyn provide the board with the current financial standing of the association once she gets settled in her new position to see if this is feasible.

Chris Guenther reported that he witnessed a subcontractor for John Hubacek drive on the walking path behind his residence after being told not to. Mr. Hubacek will be contacted to advise him to keep vehicles off of the path or he will be responsible for any damages that occur.

Chris reported that the board still needs to address the sealing of the walking path. Due to budgetary constraints this has yet to be completed. This is a large project and to keep the path up this will need to be done. There is currently no budget for this project nor any slush fund for other projects that many come up in the future. Once Marilyn reviews the budget and provides it to the board it will be determined if dues will need to increase.

With no further business pending the meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Jason Livengood
Secretary

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