

ROSEWOOD HILLS HOMEOWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

May 9, 2018

DETERMINE QUORUM & CALL MEETING TO ORDER – President Heather Dixon

Heather opened the meeting by thanking everyone who attended and reiterating the boards' mission and goals are the same as the homeowners, which is to keep property values up while making Rosewood Hills a great and safe place to raise a family.

- Introduction of Board Members. Heather Dixon-President, Lincoln Dreher-Treasurer, Colleen Bridges-Secretary, Becki Fortune-Absent
- Introduction of Guest Speaker, Steve from Grass Pad

TREASURER'S REPORT – Lincoln Dreher

- The financial reports can be viewed on the website.
- The board is researching the expense of building a pavilion on the lot north of the pool. It would not be enclosed, nor have electricity or water but would have a concrete floor and picnic tables for residents to have another space to take a break from the sun at the pool or to have a gathering.
- The board is also looking into expanding the pool area and/or the parking lot for the pool. This would require the HOA obtaining a loan.
- An added expense for this year was to increase the security cameras at the pool and a new system which will enable live viewing of the pool and surrounding areas as well as recordings to view at a later time.
- Liens will be filed on those homeowners who are two years or more in arrears.

COVENANTS/RESTRICTIONS – Lincoln Dreher

- An unofficial draft of the proposed changes of the covenants were mailed to all homeowners with the expectation from the board to have a better understanding of whether or not an official vote to change the covenants was feasible, as it will take 75 percent approval and the expense of an attorney.
- The purpose of the proposed changes is to help regulate violations to a minimum by enforcing non-compliance with a fine structure. At this time, violators are sent a letter advising them they are in violation without a consequence attached to the request, should

they decide not to comply. A maximum amount of fines will be added for violations of exterior painting and roofing to cover the expense of having it redone.

- Discussion was held on the shed restrictions and the board will ask advice from the attorney on whether or not those plats, which have not provided signed and notarized petitions from homeowners, can vote on lifting the restriction through this same ballot.
- Discussion was held on whether or not solar panels are allowed. As long as they are approved by the city, they will be allowed in Rosewood Hills.

COMMITTEE REPORTS

- Pool Updates/Security – Heather Dixon. A lot of changes will be seen at the pool this year with added chairs, tables, plants and more areas of shade.
- Not only did the HOA install more security cameras at the pool but have also invested in the program, “Ring,” which will detect motion after hours at the pool and send an alert.
- Jackson County has implemented a mandatory inspection for all community pools and the board has taken measures to be sure we are in compliance including installing an emergency phone for 911 calls only, first aid kit and blanket, rope to designate shallow from the deep ends and new signage.

SOCIAL – Heather Dixon

- The Easter Egg Hunt was a great success and thank you to everyone who helped and participated. The HOA will be hosting a luau at the pool again this year and are also discussing hosting a BBQ contest, Halloween and Garden Contests.
- Heather also talked about generating a community service awareness in the neighborhood through food drives for local pantries.

OLD BUSINESS – Heather Dixon

- If anyone is interested on serving on the board there is one opening.
- With the installation of the irrigation system at the main entrance the appearance will be enhanced with the ability to grow healthy plants. The retention run-off behind Boxelder Ct was addressed with an expense of over \$10,000 to alleviate serious flooding issues with heavy rains. More work needs to be done in that area as the ground is still eroding and needs to be secured.
- The monument on Rosewood will be cleaned. Chemicals have been purchased and the board will volunteer their time to get this project done.
- Last year Adult Swim time was eliminated because of late night issues at the pool. Adult Swim Time will come back this year from 9:30-11 p.m. for those 21 years of age and older.

NEW BUSINESS – Heather Dixon

- Corrine Unrein has volunteered her services to recreate the associations’ website:
www.rosewoodhillshoa.com

- Please support our local businesses. All About Heating and Cooling recently donated \$200 towards the purchase of Easter candy. Thank you!
- Would like to form committees for: Beautification, Social/Networking, Violations. If you are interested contact Heather Dixon.

OPEN FORUM:

- Homeowner asked if an online payment option could be added to the website.
- Homeowner reported children at recess are throwing rocks into the retention area.
- Homeowner concerned about the amount of debris left from construction on new houses.
- Homeowner asked about installing more street lights, which would be up to the city to address.
- Homeowner asked about dirt bikes on the streets, which would be up to the city to address.

ADJOURNMENT – 8:30 P.M.