

ROSEWOOD HILLS HOMEOWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

May 11, 2022

DETERMINE QUORUM & CALL MEETING TO ORDER – President Heather Dixon

Heather opened the meeting by thanking the 26 homeowners who attended and announced the guest speaker Ryan Skinner Alderman for Ward III

Introduction of Board Members. Heather Dixon-President, Lincoln Dreher-Treasurer, and Kayla Gossage-Vice President. Kim Jeffries was absent. Heather also explained the roles of the board and encouraged anyone who is interested to volunteer to serve.

APPROVAL OF MINUTES –

The minutes from the June, 2021 member meeting were approved with no changes.

GROUNDS REPORT – Lincoln Dreher

1. The lawn contractor from 2021, Olympic Lawn and Landscape made the decision not to renew the contract for Rosewood Hills. The board solicited lawn companies and received three bids. The contract was awarded to Premier Lawn and Landscaping.
2. The common areas the HOA maintains is as follows: North of Duncan Rd curb, from 140 ft. east of Hedgewood Dr, westward to the creek and wooded area, where the curbing stops, up to the property line/fences of homeowners. Continue mowing north between the fences and the western property line until you reach the rear property line of the daycare center. Retention pond off of Sycamore Dr, up to Sycamore curb. The right of way for Dillingham Rd. from Persimmon Dr to 130 ft. north of Crestwood Dr. The lot of the swimming pool, and the vacant lots north and east of the pool. From the curb on Rosewood to at least 8 ft past sidewalk, between the rear property lines of lots on Hedgewood Dr and Lindenwood Dr. The area surrounding the turnaround at the eastern end of Crestwood Drive
3. Lincoln explained the grasses at the entrance of Rosewood and Duncan became too high for visibility and so they were transplanted to the Dillingham entrances.
4. A tree planting project was initiated this year in celebration of Arbor Day. Three trees will be planted each year along Duncan as the irrigation system can help water the young trees. The tree selections will mostly be those street names in which the tree could thrive in this location. Lincoln went over tree selections with a Missouri Naturalist. This year the three trees planted are Cherry, Dogwood and Persimmon. It will take 5 years to complete this project.

5. Lincoln explained the developer deeds common area property to the HOA, which is done with a quick claim deed and the HOA has to accept. Currently the retention area on Crestwood is being discussed with the developer as it is going to need some work to stop the erosion.
6. The retention pond behind Prairie Branch will need to have concrete work done soon. The concrete runway is crumbling and will soon need to be re-poured. The expected cost will be around \$10,000. There has been an ongoing issue with children playing at this retention pond, from the school, but also from the neighborhood. Parents are encouraged to talk to their children as this area is not to be played in and could be a safety issue.
7. The maintenance schedule for the retention pond areas are to be brush-hogged two to three times a year, depending on the need.
8. The developer has sold out for Phase 10. There will be one more phase and this development will be complete.
9. Tax bills, generated from when the developer bought the land, have now been sent to the HOA, after it was deeded over. Lincoln has confirmed with the Kansas City Assessment Department the HOA is not responsible for these tax bills and will have no reflection on the good standing of the HOA finances.

POOL REPORT – Heather Dixon

1. Heather announced two days scheduled to prepare the pool for opening on Friday, May 20. A sign up genius link has been established for those wanting to volunteer. Great opportunity for those high school students needing community service hours.
2. Since there is not a lifeguard on duty at the pool, Heather asked for volunteers to be part of a Pool Crew. This was put in place last year and helped to alleviate on going issues by having a text thread of volunteers who, when notified of problems at the pool, could respond in a timely manner. Anyone wanting to be on the Pool Crew this year should contact Heather directly.
3. There is currently a leak in the pump room. It is being taken care of by the pool contractor, Elite Pools.
4. After shutting down the pool numerous times because of feces in the water, everyone needs to be aware the disposable swim diapers will not contain any accidents should they occur. Every person who is wearing a swim diaper MUST also have a plastic swim diaper.
5. Plans for the pool expansion are still in the works for the lot next to the existing pool. It will be a zero entry pool for all ages with a pergola built in between the two pools. The developer has agreed to help source the second pool, although the HOA will be responsible for the funds. It is hoped to be in place within the next 5 years. The membership will only have to vote on installation of the second pool if it can't be paid for through ordinary dues collection.
6. Expanding the parking lot is another expense the HOA will begin budgeting for as the current space is not adequate.
7. Sun sail shades will be installed at the pool to provide more shaded areas.

FINANCES – Lincoln Dreher

1. For the past two years the HOA has been operating in the black. The dues can only be raised \$5.00 a year without a vote from the membership. Last year the pool had to be re-tiled at a cost of \$57,000. A loan was obtained for this work. This should help the credit rating of the HOA when obtaining a loan for the second pool.

SAFETY – Heather Dixon

1. Speed bumps are going to be purchased by the HOA and installed by the city. They will be removed before the streets are plowed in the winter. The city will store them. Two speed bumps will be placed on Hedgewood and one on Persimmon. A study is being done to see if the need exists on other streets.
2. Heather has contacted the city about installing more street lights. Everyone is encouraged to call the city as well to let them know they are needed.
3. Parents – please be mindful of allowing your children to ride electric scooters in the road. The sidewalks should be used for this activity.
4. The police have been patrolling Rosewood Hills more often after having several break-ins of vehicles.

GUEST SPEAKER – Ryan Skinner, Ward Alderman

1. The road work on Duncan will also include a bike lane.
2. The police department has added 2 officers and a comfort dog.
3. A proactive unit is being established with the police department whose main objective will be to look for crimes/criminals.
4. Ryan encourages anyone with issues or concerns to contact him directly at rskinner@cityofgrainvalley.org or call 816-847-6295.

The meeting adjourned at 7:50 pm