

Rockwood Estates & Villas Board Meeting
January 18, 2024
Paola Country Club @ 7:00pm

*Board Members in attendance: Kimberly Tripplett, Dennis Damron, Judy Rauber,
Joan Vaughn, Megan Lee and Tim Hall*

1. *President Dennis Damron opened meeting at 7pm*

AGENDA ITEMS:

2. Minutes of Annual HO Meeting of 12/12/2023 read by all attendees. Approval motion: Dennis /2nd: Megan
3. Kimberly as Financial Mgr. led discussion from copy of Financial Statement (budgeted for 2024); passed copies to all members attending for review.

a. Monthly Expenditures were discussed, i.e. VILLAS (Jan 1 first due of \$350/ea/4 qtrs year) collected: \$21,065. Feb 1/all other properties due of \$300 per property. NOTE: 112 properties in Rockwood.

b. PREPAID to contractor: Environmental Turf of \$6,348.52 (7% discount); thereafter \$2,664.00 ea. month for mowing/snow removal/spraying.

c. Vacant Lots/12 left to sell (pay \$300 ea)

d. Anderson home SOLD on St. Andrews

NOTE: Kimberly stated she is closely now working with Closing Company to make sure all buyers will receive our HOA Covenants!

4. Committee Reports

1. **Application** by LOT 50/Dennis Damron:
Dennis showed physical design of his home wherein brick sidewalks, backyard 'boat' pad are to be taken out and concrete replaced on all areas, along with a *sprinkler system, and new sod laid*, explaining depending on circumstances of weather, etc. he was unsure of timeframe.

Motion for APPROVAL: Dennis / 2nd: Megan

2. LOT 42/Patio-Deck stain color APPROVED

NOTE: Kimberly gave some input on info previously given by Dawn Atwell on CCA being accepted/used/stained and possible wood or metal being chosen/Van Houtan builder who has been consulting w. Kimberly.

2. Commons

Considerable discussion held by Board members attending regarding future of our **PLAYGROUND (Tract D)** with to repairing existing equipment, replacing/adding a

regard possible

SMALL 4-pole 'covered' pad for 1-2 picnic tables for resident use. NOTE: Will be on HOA Agenda for

discussion

and comments from residents on desires for that project. Would probably require a SPECIAL ASSESSMENT for all households.

5. Lot Owner Complaints

Kimberly shared one complaint from a Villa owner of recent snow removal on his driveway. Kimberly reiterated to him he needed to advise the HOA 'when' not satisfied with a reasonable expectation. Kimberly did address with Environ. Turf/Clint.

6. Old Business:

a. Anderson SOLD (previously stated above)
23941 St.Andrews Ct.

b. Salter Sold /23952 Eagle Ct. (Closing 2/1/24)

Meeting Adjourned @ 8:30pm

Motion by: Dennis / 2nd: Megan