

Rockwood Estates & Villas Board Meeting
February 15, 2024
Paola Country Club @ 7:00pm

Board Members in attendance: Kimberly Tripplett, Dennis Damron, Judy Rauber, Joan Vaughn, Megan Lee, Dawn Atwell, Leslie Jennings and Tim Hall

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

AGENDA ITEMS:

2. Minutes of Annual HO Meeting of 1/18/24 read by all attendees. Approval motion: Dennis /2nd: Megan

3. President Dennis Damron had nothing new to report.

4. Kimberly as Financial Mgr. updated the Board on her association with Closing Company on update of SALE of Lot #23941/23941 ST. ANDREWS CT. Leins taken care of.

Property of Cory SALTER/23952 Eagle Ct. closed/TEAGARDEN new owner

5. Financial Statement (budgeted for 2024); passed copies to all members attending for review.

a. Kimberly reviewed/explained to Board Members as of February the status of collections from all lots/properties of dues owed....and expenditures by HOA which were necessary. Again, 112 properties in Rockwood.

b. Vacant Lots/11 left to sell (dues of \$300 ea)

NOTE: Leslie Jennings to deliver packet to soldproperties of our HOA Covenants and any "welcome" info from Chamber of Commerce/City Admin Office. Dawn handed off a 'packet' to Leslie for delivery tonight.

Monthly Expenditures APPROVED/Megan/Dennis

6. Committee Reports

a. Architectural

1. Bernie Johnston, 23940 Augusta Ct.- New Windows*(Bernie had exterior work done on his home and had reported to him by Vendor he needed newwindows in front); APPROVED/1-DENNIS 2-DAWN

2. Tim Hall, 23932 W. 293rd St./Lot 23921-#24- New Steel Fence (Replacing a wood one)

Tim gave explanation on the projected new fence, with a protective wire extra removable on bottom to not allow any possible injuries from an animal or a small child. APPROVED/1-MEGAN 2-DENNIS

b. Commons

1. FRONT ENTRANCE

Judy Rauber stated she will check on condition of the Perennials in mid-March; also noted many tree leaves which may need to be addressed (Environ.Turf), and need for a permanent EDGING around East flower bed front and in front/only of VILLA Entrance Sign.

- Kimberly to check on cost of either metal or possible small ROCK edging. Timeline request for mid-March or April.

Kimberly also stated several BUSHES on that East side needed to be removed/new planted. Decision to be decided once bed has been cleaned out.

2. PLAYGROUND

AGAIN, Considerable discussion held by Board members regarding future of our **PLAYGROUND (Tract D)** with regard to repairing existing equipment, replacing/adding a possible small 4-pole 'covered' pad for 1-2 picnic tables for resident use. This month, the idea of a *larger* concrete slab at lower end w/Roof; possibly size of a 3-car garage.

PAGE 3 **NOTE:** A possible conversation with City and even a formal architectural drawing will be needed for approval.

Kimberly to post announcement for March HOA meeting for Rockwood Residents to let it be known to the Board their desires for the PLAYGROUND and this topic will be on HOA March 21 Agenda for discussion. (**Facebook**)

Leslie (**Rockwood Website**).

Grady Woodard/Part Owner w/Miami Lumber will be in attendance (he may offer discounts/gifts in Lumber)

*NOTE: May require a SPECIAL ASSESSMENT for all households....if we move forward for the SHELTER.

7. Lot Owner Complaints - NONE

8. Old Business - NONE

9. New Business

a. HOA Monthly meeting change to **April 11**

b. Rockwood night /adopted a *quarterly* NIGHT *first one* at Paola Country Club/Sat, May 4 (if shelter is adopted by residents, may later incorporate that site). HOA can provide meat and residents Potluck side dishes.

c. Rockwood Neighborhood GARAGE SALE Adopted dates of April 4,5 & 6

Meeting Adjourned @ 8:30pm

Motion by: Dennis / 2nd: Megan