

Rockwood Estates & Villas Board Meeting
March 21, 2024
Paola Country Club @ 6:20pm

*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.*

AGENDA ITEMS:

2. Minutes of Annual HO Meeting of 2/15/24 read by all attendees. Approval motion: Dennis /2nd: Megan
3. President Dennis Damron had nothing new to report. He has several calls to make and will report later; has GUEST, John Bucker, owner of *CLOVERLEAF INC.*, (Playground Equip.) who passed around his company's catalog of items offered., Various questions from Board members on pricing, comparison of our existing playground facility and comments from John ensued, i.e. types of wood chip/rubber/etc. for "food for thought" for members, expressions from our Board expressed for need of an infant seat swing and stability of timbers on existing two toddler swing. On hold for "comments" for desires from following folks at the next portion of this meeting. Discussed also to possibly add a SIGN "Not for public use". Jon also mentioned playgrounds were not in legal standing, but were considered in "Best Practices" in legal battles.
4. Kimberly passed out for Board members Financial statement and March expenses itemizing various expenses; included budgeted to date for 2024.
 - a. Kimberly reviewed/explained to Board Members as of March, the status of four vacant lots which here-to had not been located as to "current address"; she had been able to locate all four behind in their HOA Annual dues, which was a considerable amount; something like combined of \$16,000; she will be taking to our lawyer to process. Lots were V96, V97, V105 and V106.
 - b. Upcoming expenses of adding 12 CARP fish to pond

will be \$144 (Kimberly & neighbor Bernie will pick up.
c. Kimberly commented website expense DOUBLED
this year!

Monthly Expenses APPROVED/Dennis/2-Leslie

5. **Committee Reports**

a. Architectural

1. **Hecker- 23941 Augusta Ct. Lot E54**
New Fence, Rock 1' out from patio/APPROVED
DENNIS/2 Megan
2. **Katzer - 23946 St.Andrews Ct. /E66**
New Roof/presented pic of color "Driftwood" and
new guttering. APPROVED/Dennis/2-Tim
3. **New House-Elite Homes-Lou 29371 Palmer Dr./V07**
APPROVED/Dennis/2-Megan
4. **Morris /23932 St. Andrews Ct/E67**
House/Door replaced-painted/Black and trim
home Gray presented. APPROVED/Dennis/2-Les
5. **Triplett/23956 Augusta Ct. /E51**
Front of house/Different replacement Window for
existing ones/painted same color/taking Boxwood
bushes out-replace (due to leaking of Window in
wall. APPROVED/Dennis/2 Tim
6. **Evans (Dave)/24275 Nicklaus Ct. /E86**
Re-Paint home-trim /Brown (Approved by Text vote
by Kimberly/Tim/Megan,Judy/Leslie) due to a
correction of error of another household presented at

meeting.
7. **Newton/24038 St. Andrews Ct. /E62**
Replace Window(s) APPROVED/Dennis/Les
8. **Stewart/23985 -23955 lots of St. Andrews Ct./E70**
Owners will be doing legal Boundary Lines **Survey**

b. Commons

1. **Rockwood Front Entrance** Perennial flower bed rocks

were moved to encircle around big existing tree. Several existing bushes and rose moss were divided.

b. New metal Edging was installed in that area and VILLA sign area. Bernie Johnston /L52 is donating some rock/will be using some in Rockwood sign area/not mulch. Existing Bushes were trimmed; South of area will be planting grass.

c. Will keep mulch in entrance island; Judy has commented Annual flowers to planted at mouth of front and tail (approx 24") of that front island. She will donate and plant.

d. Some annual flowers in small Villa Sign area. She will donate and plant.

e. Kimberly stated various water zones at front entrance and will investigate spigots timing frame schedule with 'water spigot' person.

2. **Signage/ Section 8.2 of D&R**

Board in attendance all reviewed this Section. Discussion ensued regarding garage sale signs, real estate signs, festival signs; the Section 8.2 was very definite about allowing NO signs at front entrance unless a formal request was "made and approved" by Board. Dennis stated we still needed to clarify with our lawyer.

3. **Walking Trail Retaining Wall from 2023**

Grass seed has been planted, but still need to finish with more seed. Dennis will speak on this at

meeting.

4. **Lot Owner Complaints** /No formal

5. **Old Business**

next

Judy and Leslie both voiced a reminder about
a. Simbeck/23940 293rd/Lot 22 CCA fence
3rd NOT CEDAR STAINED/ NO by grass
b. Janes/29330/Lot 13 CCA Not cedar stain
c. Fulk/29394 Rockwood Ave/Lot 7
B/Y wood fence has missing pieces/old
needs maintained, if not replacing.
Kimberly will check to see if HOA has
record of reminders on the fence being
sent to them in past.

**NOTE: President Dennis Damron formally opened the “floor”
@ 7pm to a substantial number of Home Owners
attending!**

An **OPEN INVITATION** had been made beforehand to all
**Homeowners/Villa owners to attend to DISCUSS/state
their desires for:**

a. PLAYGROUND (Tract D)

Original Developer of Rockwood Estates had included a
Children’s playground, so the area is now facing at its age
to repair existing equipment, buying new, adding other
equipment, etc.

b. ADDING a 4-pole ‘covered’ pad for 1-2 picnic tables
for resident use on a concrete slab at lower end of TRACT D

NOTE: KIMBERLY TRIPPLETT presented some wonderful
statements geared toward younger families residing in our
neighborhood about need for Timbers needing replacement
on the existing 2 toddler swings and need for an infant
swing, about the ground needing new wood chips, etc.

She additionally voiced why we as a Board had voiced why
a possible ‘shelter’ could be used and wanted to know what
this **Audience felt about this subject**.....reminding them
thistmeeting was just that: what they desired for this
which might face a **SPECIAL ASSESSMENT**

area
depending on

the total cost. Kimberly is the *Manager of the HOA monies*;
*she explained how this community was now at an age where
different items were simply wearing out and their budget*

needed to be prepared.

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RESIDENTS VOICES:

Most of those attending were not personally identified in our Notes. Many did not voice *anything*. *No formal VOTES* of a “Ye or NAY” were taken.

Quite a bit of discussion, mostly positive on what to do with Playground Maintenance/update. The Board, mainly Kimberly as the acting Treasurer/Manager explained what we had just learned from John Bucker of CLOVERLEAF, Inc handling Playground equipment in offerings we could afford.

Several comments from the younger residents with small children seemed to be agreement of taking care of the safety on the wood timbers on the existing swing, and adding a Toddler swing. However, older residents weren't too interested in providing a “grandiose” Playground!

A turn of “heated” statements on the idea of a **Shelter** brought comments/threats from two residents toward the Board which were certainly not expected. Names were, however, obtained and recorded.

This group seemed to voice a definite attitude toward a SPECIAL ASSESSMENT.

7. New Business

NOTE: Board was advised our new LAWYER is Jerrica Shine, Evans & Dixon located in Overland Park, KS

- a. HOA Monthly meeting change to **April 11**
- b. **Rockwood night** /adopted a *quarterly* NIGHT
first one at Paola Country Club/**Sat, May 4**
(HOA can provide meat)

and residents Potluck side dishes.

c. Rockwood Neighborhood GARAGE SALE

Adopted dates of April 4,5,6

(City is April 13)

Meeting Adjourned @ 8:30pm

Motion by: Dennis / 2nd: Megan