

Rockwood Estates & Villas Board Meeting
April 11, 2024
Paola Country Club @ 7:00p

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

1. *President Dennis Damron opened meeting.*

AGENDA ITEMS:

2. Minutes of Annual HO Meeting of 3/21/24 read by all attendees. Approval motion: Dennis /2nd: Megan
3. President Dennis Damron had nothing to report.
4. Kimberly passed out for Board members to-date Financial

Statement of itemized expenses, which included budgeted items for 2024. Kimberly comments on several of the items.
Approved Financial Statement/Dennis/2nd Megan

Along with this Statement were included the 2024 Mowing Contract and a **Rockwood States Homes Assoc. Improper Abuse & Unlawful Harassment Policy** (drawn up by HOA Lawyer) which Attendees were given time to read and comment on. **NOTE: Fines for Violations numbered 1-4 "Infractions of Rules" were listed.**

***To REVIEW at next meeting when full Board Attendees are present.**

SPECIAL GUEST - Police Office, Sgt. Bliss was in attendance to question any of the Board Members who had witnessed the "Outburst" of the two men who had made threats at the March 21, 2024 public meeting.

The HOA Taxes have not in the past been filed; Kimberly will be addressing this subject.

- a. Kimberly explained to Board Members attending her time the last couple of weeks had been taking up with checking on different points of HOA business with

Custom Lawn/Irrigation decisions (possible new master Control Water panel (Jason), physically showing Common

areas which are to be mowed every week; contacting Clint/Environ. on “why aerating-seeding of a Common Ground in back of Rauber’s lot was not done (told was done). Managing Rockwood at times involves much attention; thus some planned to-do items by Kimberly have been delayed.

5. **Committee Reports**
a. **ARCHITECTURAL**

1. **Stewart/23985 -23955 lots of St. Andrews Ct./E70994**

2. **Fulk/23994 Rockwood/Old Wooden Fence**; advised a new Metal Fence will be installed to replace. Will be submitting paperwork.

3. **Janes/29330 Rockwood/Letter to Stain Fence** installed last Spring.

4. **Simbeck/23940 293RD St. /Fence stained**; question as to whether is truly a “cedar” fence (if, does not need to be stained, OR a pine which definitely will need to be stained) *Letter to verify.*

5. **Heath/24036 Augusta Ct./House needs painting**

6. **Lots V96-V97, V105 V106 back taxes**; *Kimberly pursuing*

7. **Drinkard/29358 Palmer Dr./New Home move-in** Kimberly personally checked with on temp dog-in in back of home/pods removal and timeframe of backyard metal fence.

b. **Commons**

1. **Rockwood Front Entrance**

a. **HOA members voted to go ahead and order rock and labor for installation for the south side of the Rockwood Entrance AND sod on the south side of that installation**

APPROVED/Dennis/2nd Megan

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b. Will keep mulch in entrance island; Annual flowers will be planted there after May 5.

c. Kimberly stated various water zones at front entrance and will investigate spigots timing frame schedule with 'water spigot'/Custom-Jason.

2. **PLAYGROUND**

a. Replace Timbers/donated by Grady Wolford from Miami Lumber

b. Clean our pea gravel and move to area south of swing area (Dennis will have access to a grader to use); that area will have 2 picnic tables.

c. Purchasing a 5" Arch Swing;install w/concrete

d. Purchasing Toddler Swing

e. Playground will be filled w/wood mulch

f. Dead limbs will be cut out of small tree

NOTE: Will announce a COMMUNITY WORK DAY! ALSO, Special Assessment of \$100 per household DUE July 1 will be announced on Website.

APPROVED/DENNIS/2ND Megan

3. **Architectural Appeal** / None

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

5. **Rockwood night** /adopted a *quarterly* NIGHT
first one at Paola Country Club/**Sat, July 13 @ 5pm**
(HOA can provide Hot dogs/Hamburgers, buns

those

attending can bring a POTLUCK Side Dish! At the Paola Country Club.

NOTE: Megan Lee will be in charge of coordinating the Event through **SIGN-UP GENIUS** wherein those attending will let Megan know what you plan to bring for a side dish.

6. Rockwood GARAGE Sale may be just Friday/Saturday
in future.

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HOA Meeting Night/Location

Monday Night was discussed due to the Loud Thursday
nites at the Country Club. **Board needs to meet in a
Public Place.**

Meeting was ADJOURNED at 9:30pm

Judy/2nd Dennis