

ROCKWOOD Estates & Villas BOARD MEETING
May 20, 2024
Paola Country Club @ 6:30pm

Board Members in attendance: Kimberly Tripplett,, Megan Lee, Judy Rauber, Leslie Jennings, Tim Hall, Joan Vaughn and Dennis Damron and guest: Susan Sturis (Lot 46)

** HOA Manager, Kimberly Tripplett opened meeting*

AGENDA ITEMS:

1. President Report - NONE
2. Review & Approval of Previous Minutes/Approved: 1-Dennis/2-Leslie
3. *Financial Statement Review/Kimberly/\$66,400 /budgeted*
 - a. Monthly Expenditures:
 - New Sprinkler Controller/head replacement \$1,312.00
 - *Custom Lawn doing a Sprinkler review
 - New Rock/Sod -front Entrance \$4,000

OLD BUSINESS:

Playground:

- a: Board Review of Used Commercial Slide w/install -**NO**
- b: NEW Swing set ordered w/2 Buckets =\$3,291.84; delivery next week!
 - 3 1/2 swing poles (in concrete) in BLUE color
 - (New Timbers donated; will use old as needed)
- c. ***Mulch***; discussed 3” new chip mulch for swing area=\$1,320 or POSSIBLE 6” at abt \$2,800(\$60 cubic yard; delivery \$120
- d. **Existing Pea Gravel moved away from Swing area** for separate location of the two Picnic Tables
- e. **Community Work Days:** Sat, June 15 /6a - 12p
Sat, June 22/6a - 12p

NOTE: Lou w/dump trailer

ALERT: Susan Sturis stated a dead tree (part of Playground) was being cut down; had tree company quote from Trenary Tree Care/\$100 (Kimberly gave HOA check for reimbursement to Susan)

Committee Reports:

- a. Architectural - none
- b. VanHousen/23961 Eagle Court - photo of “Under Deck Covering”
Approved: 1-Dennis / 2-Tim
- c. Morris/Lot 67-door paint color-“Pavestone” **Approved:** 1-Dennis
2-Leslie

COMMONS:

1. Island Flower Bed-Entrance: Kimberly buying 2 dz. Begonias-1 bag garden soil/Judy to plant
2. Cul de sac/St. Andrews Street /Cory ? reported the project was in “limbo”; was going to pull out bushes; leave tree. HOA now to spend abt \$500 to leave lilacs; rip out cedars; mulch. **/Approved:** 1-Dennis 2-Judy
3. Sick Trees /By 24152 Lot/Needing Shot - \$600-**Ryan Tree**

LOT OWNER COMPLAINTS:

1. **ERICA DRINKARD** - Notice violation sent-Dog Pen Removed; however Susan Sturis, Lot 24039 attendance was to inform HOA Board of her experience several days earlier while walking her leashed dog on walking trail behind Drinkard’s home; Erica’s 3 dogs starting barking unrelenting, and Susan’s dog responded and ‘pulled’ her to fence; Erica came on her deck and yelled, “if my dogs get over the fence, it’s ON YOU”. Susan feels this situation is going to happen with any walkers, especially if walk of their dog. Susan also mentioned according to Covenants; 3 doghouses
NOTE: Notice sent to Erica of such: 5/20/24
2. **Full -Lot 7** -Fence repair /email sent
3. **Simbeck**(Lot 22) /OWNER responded he was fencing off half backyard to work on grass (that condition as reported by Lou-owner & realtor of next door (Lot 21) approx. \$3,000 in cost affecting sale of that NEW home. ALSO informed Simbeck that WOOD fence had to be stained.
4. **Janes** (Lot 13) wood fence was in timeframe (2-3 weeks) to be Cedar stained.
5. **Morris, Cory Salter & ?** (Lots 67, 68, ?) **having FLOODING issues; pics forwarded to Kimberly** -
NOTE: Kimberly informed Board PAOLA CITY is blaming the HOA for the flooding issues; Kimberly recognizes it was the CITY who OKAYED the LAYOUT of the LOTS, and feels the HOA will legally have to have our lawyer confront the CITY on this flooding issue, as water is invading yards/ basement/SALTER.

OLD BUSINESS:

- a. Advertisement for July 13 -5p **ROCKWOOD NITE** @ Countryclub (Megan handling) (Sara-CC cooking Hotdogs-Hamburgers & attending: Potluck /RSVP required (Dennis-paper goods)

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OLD BUSINESS (Continued)

- b. Kimberly informed HOA Board Lots 96 & 97/Choice on Palmer which were very behind in taxes (\$16,000+) the HOA could re-SELL!

NEW BUSINESS:

Kimberly is going to do a "Broadcast Group Email" regarding Rockwood Estates YARDS (including Backyards), Section 6.2 (D&R) reminding all this is the time to be addressing respective conditions to keep up overall neighborhood look.

Next Meeting: Monday, June 17/6:30p

ADJOURN: 8:30P / 1-Judy 2-Dennis