

## **ROCKWOOD ESTATES & VILLAS BOARD MEETING**

**June 17, 2024**

**Paola Country Club @ 6:30pm**

Board Members in attendance: Kimberly Triplett, Megan Leigh, Judy Rauber, Leslie Jennings, Tim Hall, Joan Vaughn and Dennis Damron. Guest timeslot was Susan Sturis.

*\*HOA Manager, Kimberly Triplett opened meeting and immediately requested President Dennis give **his report**.*

*Dennis: Only commented he would refer to Agenda Items.*

### **AGENDA ITEMS:**

1. Approval of previous meeting MINUTES (Reviewed by all)  
Approved/1-Megan/2-Leslie
2. Financial Statement
  - a. *Monthly Expenditures*/Kimberly reported about sprinkler head replaced behind Gibson; first water bill of \$940, **Special Assess. sent out to all property owners (not many complaints)**, Swing had arrived (\$3,291,84-ck will need to be issued), and requested INVOICE from our Attorney,
  - b. P&L and Balance Sheet were discussed; noted Checking and Reserve. (Statement attached)
3. **COMMITTEE REPORTS**
  - a. **Architectural**
    1. **LEWIS**/24919 Palmer-Villa/New Roof (Sold-moving to TX; requirement of Closing-Same shingle-color)  
Approved: 1-Tim/2-Leslie
    2. **HALL**/3921 W. 293rd St/Shrub Replacement (will tear out old shrub showing age) *Approved: 1-Dennis/2-Megan*
    3. **ACTON**/23991 W. 293rd St/New Landscaping/PRO Landscaping/\$9,000+ Plan presented; Kimberly stated sure it will be very nice/*Approved: 1-Dennis/2-Megan*
    4. **ROWLETT**/24148 W 293rd St; Kimberly personally delivered 'Cease" Letter; *NO RESPONSE*; Kimberly will call City to see if a Permit was ever issued & will issue a *FINE*.

5. **DRINKARD-WRIGHT**/29358 W 293rd St.(also on Palmer Dr.) Doghouses (3) According to D&R we as a Board must Approve.
6. **STURIS**-24039 Eagle Ct./Brought-presented her past confrontation with owner at 29358 W., 293rd St, located along back walking path over owner's dogs (for HOA documentation) AND her formal written request for a small change in her home's deck, and a tree actually part of HOA Common Area.
7. **LEIGH**( Paola Mayor)/23957 Augusta Ct, Some instructions were exchanged between Kimberly & Leslie over delivery of HOA Covenants (and other area info); making sure a phone number and email were written down for our HOA info.

#### 4. COMMONS

- a. **Playground/Plan of Action**  
Tim, Dennis/Kimberly will meet Friday, June 21 to plan out Action for workday, Saturday from 6-11a, June 22 for volunteer labor agenda.  
Dennis bringing LOADER; Kimberly contacting Lou-builder for a TRAILER for debris and any other equipment to be needed/rented; some tree limbs will need to be removed.  
  
Grady/Miami Lumber will deliver TIMBERS Friday.  
Playground Timber cost/\$688.40; Megan has count on Volunteers.

#### 5. LOT OWNER COMPLAINTS

**ERIC Drinkard**/Already covered above on Dog Houses Violation she was sent.

#### 6. OLD BUSINESS

- a. **FULK**/29394 Rockwood Ave. /Backyard Wooden Fence Repair/ emails previously sent; Full had responded he planned for a new iron fence; Now Kimberly states it's time to get tough and FINE.
- b. **SIMBECK**/23940 W. 293rd; Fence repair & stain and backyard.

*NO feedback from owner on presentation of approval of stain.*

**c. JANES/29330 Rockwood Ave. FENCE Stain color approval needed. Sent request 3 weeks ago.**

**d. Harassment Policy for Board**

*-Did not Discuss*

**c. Advertisement for July 13 POTLUCK/Megan**

*-Using Sign Up Genius/will get RSVPs for Attending so HOA can finalize*

**d. BACKYARDS/Broadcast Email -as discussed last month Section 6.2 (D&R)**

**e. SCHNABEL/Black Tree(s)/Kim states we need to address cutting at least one of those trees down/dead!**

**f. KATZER/MORRIS/SALTER owners @ 23946, 23932 and 23941 St. Andrews Ct./FLOODING ISSUES.** After much discussion w/Lawyer, Kimberly advised the HOA is NOT going to stand the brunt of the flooding; these three homeowners are going to get together and ascertain their verdict of a solution. The CITY okayed the building of SALTER (Lyon beforehand); however it was brought up about some sort of a "holding pond" recommended and former HOA Mgr, Dave McIntire may still have the former plats/info to refer back to ; Kimberly will talk w/n Dave. These owners may need to confer with/landscape, and other professionals to come up a Plan. Kimberly will confer our decision/comments to owners.

**NEW BUSINESS**

**b. Abandoned BOAT at headend of Rockwood Ave.**

Police will need to be contacted

NOTE: Tuesday, June 18, Kimberly found owner and notified.

**b. 4 LOTS behind in HOA Taxes**

Kimberly advised Board much work of going back and checking for documentation and noting would need to be done before we as an HOA could place a LIEN with county to sell at Courthouse and collect \$\$.

ON HOLD

**8:20PM /ADJOURN**

1-Judy/2-Dennis  
Next Meeting: Monday, July 15 @ 6:30pm