

HOA BOARD MEETING

ROCKWOOD ESTATES & VILLAS

Paola Country Club 8/19/24 @ 6:30pm

Board Members in Attendance: Kimberly Triplett, Megan Leigh, Judy Rauber, Leslie Jennings, Tim Hall, Joan Vaughn, Dennis Damon and guest Jim Grimes

HOA Manager, Kimberly Triplet opened meeting.

AGENDA

- 1.** Approval of previous meeting MINUTES(June 17; no July meeting);
*ONE corrected item by Megan: Page 3,, item #7: Name change from LEIGH to “Leigh HOUSE”. Approved: 1-DD/2-ML
- 2.** Kimberly immediately requested Dennis for a report; he had NONE; referred to Agenda items for any further comment.
- 3. Financial Statement (P&L and Balance Sheet)**
Board members all received copy of BUDGET/Spent \$48,486.00, with current outstanding of \$5,121.75.
 - a. Monthly Expenditures**
 - i. Water Bill this month: \$400
 - ii. Playground: Board concluded MORE wood mulch needed/\$900 load and some grass seed for aerorating Commons (Abt \$100 for Susan Sturis to water the Playground area), Also another Picnic Table
Approved: 1-DD/2TH
- 4. Committee Reports**
 - a. Architectural** (*Voted on by Board & Approved prior to Meeting*)
 1. *Cornelious /24102 St. Andrews - NEW Wooden Fence*
 2. *Fulk /29394 Rockwood - NEW Iron Fence (completed)*
 3. *Saltzer/23941 St. Andrews - NEW Steel Fence (completed)*
 - b. Commons**
 1. **Completion of Existing Walking Path RETAINING WALL**

land-

*Have bid from Custom Landscaping for \$15,638.59; special assessment per DOOR would be \$139,63 (Kimberly planning for \$150.00). Encouraged Board members if they know of any

scapers who would want to bid to contact Kimberly for list of factors involved. Pat (former President had given recommended a bid from Minden Lawn and Ryan Lawn & Tree).

NOTE: Several members commented on the Fence Row along the Walking Path for be cleaned out.....

Retaining Wall Completion & Assessment \$150

due/all in one payment at Oct 1 - Approved: 1-DD/2-LJ

2. Oak Trees (on Common Area on Nicklaus Ct.

Ryan Lawn has been notified/Treat two Oak Trees (Iron) shots this week.

3. Culdascacs

Some discussion on the two/St. Andrews and Eagle Ct, but continue at later timeframe.

4. Crabapple 20 year old tree on island-Entrance; had report of several dead branches in it; roots may be compacted; will assess in Spring of '25.

5. Entrance Bushes: Landscaper needs to Trim Fall and Spring; Kimberly had expressed several bushes last Spring needed to be replaced; assess again.

6 Common Lot next to RAUBER-29337 Palmer Dr.

Purchase & Plant Maple Tree and BENCH (DD volunteered to Build) for resting area for Path Walkers this Fall).

Approved: 1-DD/2-JR

7. Hedgewood Tree on 293rd Street/Huge dead limbs

Kimberly to contact CITY

8. Common areas need grass seeding (Dennis reiterated the berm along walking path last year definitely needed it); Leslie & Judy also commented on area in back of Rauber lot not done; Leslie commented the Common areas needed seeding regularly. Discussion ensued about times of year best.

5. Lot Owner Complaints

a. POND

VILLA Owner, Butch Farris purchased GRASS CARP & placed in Pond this week. Kimberly purchased some Cattail Seed to sprinkle around edge of water. She also requested Custom Land. mowers to make sure they WEED EAT around Pond and Rocks.

b. Seating Area/Bench near Pond

Kimberly said the area needed a Picnic Table w/Bench on mulch
Approved: 1-DD/2-JR

c. Off Leash Dogs charging ‘walking dogs’

Some discussion regarding the “bulldog type” in Stuart’s yard/St. Andrews Dr.

6. OLD Business

a. Walking Path

Discussion of ‘roots and Sealing’ /Dennis thought some roots could dug out and Sealed; consideration for this year. Dennis going to check with someone he knows,...
Also some discussion about low-hanging limbs being cut off.

7. NEW Business

a. CHOICE homes having property sold at PAOLA COURTHOUSE

for back taxes. NOTE: Kimberly texted afternoon of 8/20/24-next day after this meeting, she has turned over to our HOA Attorney the liens we have on 4 LOTS!

b. HOA Potluck?

Board decided NOT to sponsor one this Fall.

c. Neighborhood Fall GARAGE SALE

YES, dates set for September 13, 14, 2024

d. Annual HOA Meeting

Monday, December 16, 2024

Kimberly stated an **Harrasment Policy** will be sent out w/ Meeting date.

e. Announcement of Projected Dues for 2025 for Reg. Homeowners & VILLAS / October 1!

8:45pm /ADJOURN -1-ML/2DD