

HOA BOARD MEETING
ROCKWOOD ESTATES & VILLAS

Paola Country Club: 9/16/24 @ 6:30pm

Board Members in Attendance: Kimberly Triplett, Judy Rauber, Leslie Jennings, Tim Hall, Joan Vaughn and Guests: Pat Guest, Quinton Stewart, and Lisa/Allen Everhart (Rockwood Property owners)

NOTE: Board Members Dennis Damon @ ER for Back injury, and Megan Leigh is traveling out-of-town

HOA Manager, KimberlyTriplett opened Meeting

AGENDA

- 1. Approval of previous meeting MINUTES**
1-LJ 2-JR
- 2. President Report -None**
- 3. Financial Statements** *(Copies given to Board Members for review)*
 - a. Monthly Expenditures/beyond regular monthly expenses:*
 - i. Attorney: 721.50*
 - ii. Purchase of Benches & Picnic Table: 1995.14*
 - iii. Purchase of Tree for Common Area /Palmer Dr 256.75 (JR Watering)*
 - iv. Filed Leins: 279.00 (four properties)*
 - v. Pond - 98/w tax -Barley Straw Pellets for Algae*

NOTE: Kimberly told Board the Tree on back side of Pond was going to have to be addressed/cut back & also Rocks, brush around Pond
 - b. P&L and Balance Sheets*

Balance/Reg Checking: \$11,575.99
Balance/Savings: \$19,528
- 4. Committee Reports**
 - a. Architectural** - Voted on by Board prior to meeting throughout month:
 1. MARTIN-29419 Palmer -Door Color /APPROVED
 2. LEIGH-29357 Augusta Ct.-Landscaping/APPROVED
 3. WRIGHT/DRINKARD-29358 House Color - APPROVED
 - b. Commons**

*NOTE: Kimberly stated she is taking multiple bids for **lawn care** (Board was advised to notify ANY lawn-care company interested in bidding; Kim*

has a special bid sheet and requires the bidding company to make rounds with her so there is no confusion about what will be required to bid

on.

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Commons (Continued)

- BIDS need to be turned in by November 1!

NOTE: To date, only one bid turned in: \$61,170, but w/turf program: \$8,650; looking at \$69,000, but HUGE increase in \$\$ for 2025; HOA fees will increase.
November 21 Board Meeting will be open to discuss BIDS!

1. Oak Trees on Common Area along Nicklaus Ct./**RYAN LAWNCARE** will be treating two (2) of those trees with IRON. Should be completed this month.
2. Two Benches /Green, will be placed by POND this month.

5. Lot Owner Complaints

a. Pond needs WORK! B. Farris/29386 Palmer purchased Grass Carp in POND; Kimberly requested Custom Lawn to WEED EAT around pond/rocks.; Barley Pellets were added to aid the Algae. Noted above, two Park Benches have been purchased.

b. Kimberly has received Emails from residents regarding ASSESSMENTS!

NOTE: Judy R. was assigned to phone Paola City/Public Works concerning the DEAD HEDGE TREE on 295th to remove. Judy did this next day, 9/17/24. Melissa wrote up order for crew to address.

NOTE: A discussion ensued w/guest Quinton Stewart, a new owner who bought Villa at 24205 Nicklaus Ct. who has moved here from state of WA. He is VERY concerned about whether he will be able to remain in this neighborhood with the information he is now learning about upcoming increased costs in HOA dues, etc. Foremost on his mind was a section of his irrigation system was frozen and needed to be fixed; thought is Environment Turf was responsible

(and

Kimberly was aware of this problem in Feb, '24 and she had talked with Clint (owner) and Quinton was to get with him for possible solution, but did not (when Inspection took place, the system was probably turned on to cause pipe to freeze). Liability is with vendor, which in April was sold to Custom Lawn.

Everharts also attended to learn WHY Special Assessments and certain items in the neighborhood needed to be done immediately.....and remind the Board many retired residents live in this community and were vert concerned about all the upcoming costs.

6. OLD Business

- a. Walking Path/Issues-is SEALING going to continue to work? Dennis D. will address this issue next month. Roots of trees causing issues; Dennis had voiced possibility of *concrete segments*?

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7. New Business

- a. Board needs to voice what Issues needing to **address at Annual Meeting** Monday, **December 16.**

b. Board Members?

ADJOURN: 8:45PM

1-TH/ 2-Joan