

HOA BOARD MEETING

ROKWOO EWTATES & VILLAS

10/21/24

Kimberly Triplett's home-patio: 6:30pm
(Country Club was Closed)

Board Members in Attendance: Kimberly Triplett, Judy Rauber, Leslie Jennings, Tim Hall, Joan Vaughn, and Megan Leigh, and Dennis Damon. Lawn Bid Guests: Seth Katzer (Landscaping degree) & partner Jason Howell

1. HOA Minutes of 9/16/24 reviewed by Board Members; two small corrections by Megan Leigh; Kimberly will correct.
2. President report - NONE
3. Financial Statements
 - a. Monthly Expenditures reviewed (mailing costs were mentioned; need to obtain full email lists for all property owners).
 - b. P&L Balance Sheets
 1. Actual \$\$ vs budgeted to prepare for 2025 Budget
 2. Regular checking -\$22,364.84; reserve \$19,532,,22;
Past Due: \$5876 (11 properties); Kimberly will send out email informing recipients a lein will be placed on property if not paid! Approved: 1-Leslie/2-Megan

SPECIAL PRESENTATION IN PERSON BY STADIUM LAWNS/Seth Katzer & Jason Howell (Bound Brochures were passed out to all attending) Various figures were gone over & advisement Stadium Lawns vendor out the **Irrigation System to a "RANDY"**, whom would turn on/off systems/fix. Bills would be invoiced to HOA. Discussions ensued of various topics including not having a MAXIMUM Snow Removal price for the year (had been \$8,000 previously) versus a "per snow" pricing. Snow depth pricing discussed. NOTE: OWNERS will do own 'ice melt' product.

Various topics were mentioned, i.e. combining a fertilizer w/grub control being less expensive in long run. This company can do limb trimming/trimming of bushes at Entrance. Advised they could work out *INVOICING* to work for both parties. Various decisions will be addressed and their bid will be adjusted accordingly.

2nd Bid: Jeff Swartz & Father(Small Company)

-would vendor to GREEN AGAIN on fertilizer/pre-emergents & SPRINKLER SYSTEMS NOTE: TIM HALL felt this program was "too little" to consider.

NOTE: Another late Bid from current provider/CUSTOM Landscaping (who bought company from Environmental) is expected before next month.

4. Committee Reports

a. Architectural -Voted on via phone text by Board prior to meeting

1. Nick Wright/29358 Palmer *Door Color*
2. Rowlett/24148 293rd St. /Deck completion-concrete slab at bottom of stairs
3. Leigh/23965 293rd St. /Door Color-presented sample at mtg.:
English Channel-like a navy blue /Approved: 1-Les 2-Dennis

b. Commons

1. Custom Landscaping to complete retaining wall on walking trail; have been awaiting stones-rocks; alert just received they have been received; work starting Monday, October 28.
2. Oak Trees -Ryan has given two treatments; paid today/10-21-24
3. Playground - Await cost of MULCH, but will rake-add in Spring
4. POND - Fountain died; replace in Spring:\$2,000; added more Carp for \$120 and Barley Straw. Two green park benches added.
5. Architectural Appeal - none

5. Lot Owner Complaints

- a. Rockwood Website Down / Being Worked on (Dave's son)

6. Old Business

Walking Path / has issues; Dennis stated it was sealed last time; need to re-do in either CONCRETE or Asphalt. Next year decision.

7. New Business

Discussion on Lawn Care Bids for 2025 (Two Bids to date) Plan to discuss more at November meeting. Present to Annual HO meeting Wed/6:30pm, Dec.18 at Paola Country Club.
Nov meeting: Thursday, Nov. 21-6:30pm

Adjourn Meeting @ 8:20pm / 1-Dennis/2-Tim

