**Rockwood Estates and Villas HOA Board Meeting Minutes – September 21st, 2023 – Paola Country Club 7pm**

**Board members in attendance: Pat Guest, Kimberly Triplett, Dennis Damron, Leslie Jennings, Dawn Atwell, Lindsey Schultz, Corey Salter**

President Pat Guest opened the meeting at 7:01pm

**Agenda**

1. **Approval of previous meeting minutes** – Moved to accept by Dennis, Dawn voiced 2nd. Approved.
2. **President report** – Planning for annual meeting -- microphone for annual mtg, was previously borrowed. Kimberly will see if Country Club has one that can be used.
3. **Financial Statements** – Kimberly will email financial statements to all residents quarterly. Will send one out before the annual meeting. Will tell residents to refer to previous meeting minutes for questions regarding expenditures that were discussed.
	1. **Monthly Expenditures** - Total outstanding amount: $4,500 from companies who own vacant lots. Some dues have not been paid. The board discussed vacant lots and when/how their dues are paid. Vacant lots only pay $200 a year (even villas). The board discussed filing liens on vacant lots whose companies have not paid dues in years so that these will be paid when a lot sells. The August expense sheet that was shared was incomplete due to technical issues with the software system. Current bank account balances- $7,477 in checking $17,480 in savings.
		1. **Water bill** – increased this month – possible leak - ETT said there was a significant water leak that they have now fixed.
		2. **Environmental Turf and Tree –** No lot owner complaints were received over the past month, yay! Kimberly will ask ETT to decrease the watering schedule for the remainder of the season.
	2. **P&L and Balance Sheets**

i. Month by month report is provided –discussed above.

1. **Committee Reports**
	1. **Architectural**
		1. Lot E29 – 24033 W 293rd. St, Knedlik - Retaining Wall – Request submitted prior to meeting but could not get picture pulled up. Kimberly will email the board a picture of the proposed plan to approve.
		2. Lot V80– 24231 Nicklous Ct, Hinks – Painting house and trim - Behr Welded Iron on porch ceiling, Litter Gray on body of house, Ginger Sugar on trim. Dennis motioned, Dawn 2nd.
		3. Lot E51 23956 Augusta Ct, Triplett– Paint color house trim –- same color as what is currently around door. Hale Navy Benjamin Boore. Dennis motioned, Leslie 2nd.
		4. Lot 66 - 23946 St. Andrews Street, Katzer– remove yew bushes in front of home and plant red dogwood - Dennis motioned, Leslie 2nd.
	2. **Commons**
		1. Playground landscape timber replacement – 6x6 treated, 16-foot landscape timber. Only replacing splintered sections. Miami Lumber is donating the material.
		2. Plan to complete retaining wall – Orange fence will come down this weekend – waiting on asphalt to arrive to fill in the small ditch between wall and path soon.
2. Oak trees in common area on Niklaus between sidewalk and street– Ryan Lawncare has been contacted to check them and give quote for treatment – $100 for each tree has been approved.
3. Seeding the playground and the triangle– ETT quoted $500 for park area and $100 for triangle for seeding and verticutting. May discuss at annual meeting to install sprinkler system in playground as it may not be beneficial to seed the playground area when it does not have a water source. Will ask ETT about quote for the common strip between the homes on North Rockwood/Palmer.

Will also get a quote from Ryan Tree for playground and triangle grass areas.

1. **Architectural Appeal -** none
2. **Lot Owner Complains**
	1. Trailers being left in driveways/roadways for longer than 72 hours - broadcast email was sent out to all homeowners as a reminder that this is not allowed by D&R.
	2. Dogs constantly barking & left outside - broadcast email was sent out to all homeowners.
	3. Discussed construction lots trash.
	4. Neighborhood yards–upkeep was discussed.
3. **Old Business**
	1. Review updated ARC application form - see attached. Dennis motioned, Kimberly 2nd.

Approved & will be posted on the website.

* 1. Annual meeting for HOA confirmed for the Paola Country Club at 6:30 PM on December 12, 2023 - email was sent to all residents asking for input on discussion topics.
1. **New Business**
	1. Fines regarding issues other than Architectural – will revise current architectural violation form to include other violations such as storage containers/trailers/RV/boats. After 72 hours a mailed warning will be sent. Next time it is violated or if it is not corrected, then a fine will be imposed of $100 - subsequent issues will be an additional $200 each time in violation.
	2. Topics to be discussed at annual meeting.
2. Increasing dues
3. Upcoming property improvements – need quotes for all the projects.
	1. Retaining wall – phase 2
	2. Playground – grass area and play equipment.
	3. Walking path repair/replacement – will get quotes
4. Rocks around pond need work – input provided by resident.
5. Fund for entrance – add to budget.
6. Slab homes - address previous discussion regarding this topic.
7. Keeping construction trailers on the lots that are vacant.
8. Community workday with meal served
9. **Other Items**: During discussion Cory removed himself from the meeting. Subsequently the board discussed and voted to remove him from the board. Motioned by Dennis, 2nd by Kimberly to remove board member due to non-participation.

**Adjournment:** @ 9:06 motioned by Dennis. Approved by Pat.

Next meetings set for the following dates @ Paola Country Club

10/19/23 @7pm

11/9/23 @ 7pm

12/4/23 Executive session for Annual Mtg Prep @ 7pm

12/12/23 Annual Mtg @ 6:30 pm