**HOA Board Meeting**

**Rockwood Estates and Villas**

**Paola Country Club 11/15/23 @ 7pm**

Members present: Dennis Damron, Kimberly Tripplett, Bernie Johnston, Lindsey Schultz, Dawn Atwell, Leslie Jennings

Meeting started at 7:02pm

1. Dennis approved last month's minutes, Dawn 2nd.
2. President Report - Addition of Bernie Johnston to board. Kimberly nominates Dennis to be president, Leslie 2nd. Approved. Dennis Damron is now active president.
3. Financial Report
	1. Over yearly budget at the moment - increased dues for next years should help
	2. $17,488.52 in money market savings account currently
	3. Discussed new budget amounts for the 2024 year - will have this presented at annual meeting
4. Committee Reports
	1. Architectural
		1. Wolford 23937 Eagle Ct - back deck request - approved by Lindsey, Leslie 2nd.
		2. Appeals - no appeals
	2. Commons
		1. 2 Oak Trees that are iron deficient- $600 one time treatment for both trees. Dennis approved this treatment, Dawn 2nd
		2. Tulip Trees - no longer actively sick. They will still hold black color
5. Lot Owner Complaints - none
6. Old Business - none
7. New Business
	1. Fines for not requesting approval - minor and major receives 2 different levels of fines
		1. Larger fine set for not getting approval for items on D&R Pg. 16 section 7.3 - $5,000 fine for non approval of those items, Kimberly makes motion, Dennis 2nds.
		2. If fines not paid, could send them to collections
	2. Registered Letters - haven’t previously been picked up. In the future if letters aren’t picked up, sourcing out someone to serve the papers in person rather than a board member doing it.
	3. Anderson - Sod & Landscaping completed - 1 Lein & 1 fine was paid, HOA dues paid on 11/03/23.
	4. Received and budgeted for new ETT bid, waiting on possible other bid
	5. Kimberly will send out email next week stating dues are due in January for the 2024 year.
	6. Annual meeting - will send out broadcast email this week with a copy of the budget
8. Issues to discuss at Annual Meeting
	1. Upcoming property improvements
		1. Retaining wall phase 2
		2. Playground repairs, retaining wall, sprinkler system- No
			1. Will propose estimated amounts for this work: equipment, grass upkeep, retaining wall
		3. Walking path maintenance
	2. Pond rock repairs
	3. Fund for entrance – this is now a part of the annual budget so won’t need discussed at annual meeting
	4. Slab homes – will have a statement prepared regarding why this wasn’t previously passed – will send out a survey on software and facebook asking if slab homes are still a concern. Do you feel that slab homes should be a discussion item at the annual meeting? If it will be discussed, then we will have notary signatures and votes at meeting
	5. Construction trailers on lots
9. Other items: None

Adjournment 9:34p motioned by Dennis, Lindsey 2nd

Next Meeting 12/4, 7p - Kimberly’s house for annual meeting prep - not a public meeting