**Rockwood Estates and Villas HOA Board Meeting Minutes**

**October 26th, 2023**

**Paola Country Club 7pm**

**Board members in attendance: Kimberly Triplett, Leslie Jennings, Dawn Atwell, Lindsey Schultz, Bernie Johnson**

**Excused: Dennis Damron**

**Meeting Started at 7:03pm**

**Agenda**

1. **Approval of previous meeting minutes:** approved (with change of incorrect date) by Dawn, 2nd by Leslie
2. **President report:** Pat Guest resigned from board – currently no president. Addition of new board member, Bernie Johnson
3. **Financial Statements**
	1. Monthly Expenditures: discussed monthly expenditures; Leins, software, water, postage, electric, IT
	2. P&L and Balance Sheet: Expenses over annual budget. Some major factors to contribute to that – water bill that was paid earlier in the year for the past 2 years, and retaining wall project
4. **Committee Reports**
	1. **Architectural**:
		1. Paint Color approval for 23962 Palmer body: Tinsmith Trim: African Gray
		2. Discussed the topic of “black roofs” with Lawyer – precedence has been set with previous black roofs, rules don’t technically say “no black roofs”
		3. Will update architectural request form to state that a fine may be imposed if homeowner forgoes getting approval on architectural changes to home
	2. **Commons**

**i**  Oak trees – Ryan Lawncare – $600.00 to treat sick oak trees. Will ask if it is worth treating, how many treatments etc. and then may compare to quote of just removing them to determine which is more cost effective. Trees are located between Rockwood & Palmer, near Nicklaus

also discussed treatment that has been done on Augusta trees – is it working?

**ii.** Companies recommended seeding the playground and triangle in the spring due to the lack of rain- will discuss at annual meeting

**iii.** Sprinklers have been turned off as of this week

 **Architectural Appeal**

1. **Lot Owner Complaints:** None
2. **Old Business:** None
3. **New Business:**
	1. What issues do we want to address at the annual meeting
4. Increasing dues – will send out a letter this week imposing increased dues by $100 for each lot due to increasing costs of regular maintenance – affective January 2024
	1. Will discuss special assessments that may be needed to complete projects that are required for upkeep of neighborhood areas that are now 20 years old
5. Upcoming property improvements
	1. Retaining wall – phase 2
	2. Playground- sprinkler system, equipment, border
	3. Walking path
6. Rocks around pond need work
7. Fund for entrance
8. Slab homes
9. Keeping construction trailers on the lots that are vacant
10. Board members/positions – invite anyone to volunteer as a board member, 2 spots open

**Adjournment:** 9:23pm motioned by Dawn, 2nd by Kimberly

*Next meeting 11/16/23 @ Paola Country Club 7pm*