**Rockwood Estates and Villas 2023 Annual Homeowners Meeting**

**December 12, 2023**

**Paola Country Club**

*Board members in attendance:* Kimberly Tripplett, Dennis Damron, Dawn Atwell, Lindsey Schultz, Leslie Jennings, Bernie Johnston

*Number of lots represented:* 41

1. President Dennis opened the meeting at 6:35 pm

**AGENDA ITEMS:**

1. Welcome and confirmation that all in attendance had signed in. Discussed our job as a board - volunteers
2. Approval of the minutes from the previous annual meeting. Reviewed with the members, moved to approve voiced by one member, 2nd voiced from the group.
3. Asked for proxies – none present
4. Discussed need for additional board members, the following community members volunteered
	1. Judy Rauber
	2. Joan Vaughn
	3. Tim Hall
	4. Megan Lee
	5. Members in attendance voiced agreeance with proposed members

Q regarding concerns about complaints against lots and their homes and who would now be responsible for voicing these complaints as the board

Q about having to vote yes for proposed members very quickly without knowing any of the proposed new members

* Proposed members shared some things about themselves

Q if we have to vote tonight on approval of new members

Q regarding fines that they have been issued and timelines that they are required to follow - leniency requested from homeowners

Q on asking board members to come door to door rather than just mailing letters with concerns, complaints, fines, etc.

1. **Budget** - Board manager Kimberly discussed budget, compared 2023 budget and what was actually spent
	1. Shared projected income from dues vs expenses and reserve account amount
	2. Shared projects that need to be completed in the upcoming years - retaining wall, walking path, sprinklers, playground, pond maintenance

Q on water bill amounts, new budget, why it wasn’t paid for a year

Q on where the money collected from fines is going

Q on why manager fee went up on the budget

Q on what areas we are watering, where are the sprinklers, when they run, etc.

Q on if villas are required to have sprinklers systems, if villas are required to water

Q on flower budget for entrance area- suggestion to decrease budget for a year to save money

Q about being told when projects need to be done so neighbors can volunteer to help on projects

President Dennis addressed audience questions regarding speaking with someone in person before setting fines and filing liens. Stated, a formal process has to be followed with documentation. President Dennis shared that we all want to work together.

Q about a resident directory - attorney stated that it shouldn’t be distributed

Q from resident about having neighborhood get together

Q from resident about neighbors need to be nicer to each other and the volunteers on the board

Q from resident about getting emails when lawn treatments are being done in the villas

**Meeting was adjourned, motioned and 2nd at 8:01 pm.**