**Rockwood Estates & Villas Board Meeting**

**January 18, 2024**

**Paola Country Club @ 7:00pm**

Board Members in attendance: Kimberly Tripplett, Dennis Damron, Judy Rauber,

Joan Vaughn, Megan Lee and Tim Hall

1. President Dennis Damron opened meeting at 7pm

**AGENDA ITEMS:**

2. Minutes of Annual HO Meeting of 12/12/2023 read

by all attendees. Approval motion: Dennis /2nd: Megan

3. Kimberly as Financial Mgr. led discussion from copy of

Financial Statement (budgeted for 2024); passed copies

to all members attending for review.

a. Monthly Expenditures were discussed, i.e.

VILLAS (Jan 1 first due of $350/ea/4 qtrs year)

collected: $21,065. Feb 1/all other properties

due of $300 per property. NOTE: 112 properties

in Rockwood.

b. PREPAID to contractor: Environmental Turf

of $6,348.52 (7% discount); thereafter $2,664.00

ea. month for mowing/snow removal/spraying.

c. Vacant Lots/12 left to sell (pay $300 ea)

d. Anderson home SOLD on St. Andrews

NOTE: Kimberly stated she is closely now working

with Closing Company to make sure all buyers will

receive our HOA Covenants!

4. **Committee Reports**

1. **Application** by LOT 50/Dennis Damron:

Dennis showed physical design of his home wherein

brick sidewalks, backyard ‘boat’ pad are to be taken out

and concrete replaced on all areas, along with a sprinkler

system, and new sod laid, explaining depending on

circumstances of weather, etc. he was unsure of timeframe.

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Motion for APPROVAL: Dennis / 2nd: Megan

2. LOT 42/Patio-Deck stain color APPROVED

NOTE: Kimberly gave some input on info previously given

by Dawn Atwell on CCA being accepted/used/stained and

possible wood or metal being chosen/Van Houtan builder

who has been consulting w. Kimberly.

2. **Commons**

Considerable discussion held by Board members attending

regarding future of our **PLAYGROUND (Tract D)** with regard to repairing existing equipment, replacing/adding a possible

SMALL 4-pole ‘covered’ pad for 1-2 picnic tables for resident use. NOTE: Will be on HOA Agenda for discussion

and comments from residents on desires for that project.

Would probably require a SPECIAL ASSESSMENT for all

households.

**5. Lot Owner Complaints**

Kimberly shared one complaint from a Villa owner of recent

snow removal on his driveway. Kimberly reiterated to him

he needed to advise the HOA ‘when’ not satisfied with a

reasonable expectation. Kimberly did address with Environ.

Turf/Clint.

6. **Old Business**:

a. Anderson SOLD (previously stated above)

23941 St.Andrews Ct.

b. Salter Sold /23952 Eagle Ct. (Closing 2/1/24)

**Meeting Adjourned @ 8:30pm**

Motion by: Dennis / 2nd: Megan