**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.

Page 2

 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