**Rockwood Estates & Villas Board Meeting**

**March 21, 2024**

**Paola Country Club @ 6:20pm**

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

*Joan Vaughn, Megan Lee, Dawn Atwell, Leslie Jennings and*

*Tim Hall*

*1. President Dennis Damron opened meeting.*

***AGENDA ITEMS:***

*2. M*inutes of Annual HO Meeting of 2/15/24 read

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

3. President Dennis Damron had nothing new to report. He has

several calls to make and will report later; has GUEST,

John Bucker, owner of *CLOVERLEAF INC.*, (Playground Equip.)

who passed around his company’s catalog of items offered.,

Various questions from Board members on pricing, comparison

of our existing playground facility and comments from John

ensued, i.e. types of wood chip/rubber/etc. for “food for thought”

for members, expressions from our Board expressed for need of

an infant seat swing and stability of timbers on existing two toddler

swing. On hold for “comments” for desires from following folks

at the next portion of this meeting. Discussed also to possibly add

a SIGN “Not for public use”. Jon also mentioned playgrounds

were not in legal standing, but were considered in “Best Practices”

in legal battles.

4. Kimberly passed out for Board members Financial statement and

March expenses itemizing various expenses; included budgeted

to date for 2024.

a. Kimberly reviewed/explained to Board Members

as of March, the status of four vacant lots which here-to

had not been located as to “current address”; she had

been able to locate all four behind in their HOA Annual

dues, which was a considerable amount; something like

combined of $16,000; she will be taking to our lawyer

to process. Lots were V96, V97, V105 and V106.

b. Upcoming expenses of adding 12 CARP fish to pond

will be $144 (Kimberly & neighbor Bernie will pick up.

PAGE 2 c. Kimberly commented website expense DOUBLED

this year!

Monthly Expenses APPROVED/Dennis/2-Leslie

5. **Committee Reports**

**a. Architectural**

1. **Hecker- 23941 Augusta Ct. Lot E54**

New Fence, Rock 1’ out from patio/APPROVED

DENNIS/2 Megan

2. **Katzer - 23946 St.Andrews Ct. /E66**

New Roof/presented pic of color “Driftwood” and

new guttering. APPROVED/Dennis/2-Tim

3. **New House-Elite Homes-Lou 29371 Palmer Dr./V07**

APPROVED/Dennis/2-Megan

4. **Morris /23932 St. Andrews Ct/E67**

House/Door replaced-painted/Black and trim

home Gray presented. APPROVED/Dennis/2-Les

5. **Triplett/23956 Augusta Ct. /E51**

Front of house/Different replacement Window for

existing ones/painted same color/taking Boxwood

bushes out-replace (due to leaking of Window in

wall. APPROVED/Dennis/2 Tim

6. **Evans (Dave)/24275 Nicklaus Ct. /E86**

Re-Paint home-trim /Brown (Approved by Text vote

by Kimberly/Tim/Megan,Judy/Leslie) due to a

correction of error of another household presented at

meeting.

7. **Newton/24038 St. Andrews Ct. /E62**

Replace Window(s) APPROVED/Dennis/Les

8. **Stewart/23985 -23955 lots of St. Andrews Ct./E70**

Owners will be doing legal Boundary Lines **Survey**

PAGE 3 **b.**  **Commons**

1. **Rockwood Front Entrance** Perennial flower bed rocks

were moved to encircle around big existing tree.

Several existing bushes and rose moss were divided.

**b. New** metal Edging was installed in that area and

VILLA sign area. Bernie Johnston /L52 is donating

some rock/will be using some in Rockwood sign

area/not mulch. Existing Bushes were trimmed;

South of area will be planting grass.

**c.** Will keep mulch in entrance island; Judy has

commented Annual flowers to planted at mouth

of front and tail (approx 24”) of that front island.

She will donate and plant.

**d.** Some annual flowers in small Villa Sign area.

She will donate and plant.

**e.** Kimberly stated various water zones at front

entrance and will investigate spigots timing frame

schedule with ‘water spigot’ person.

2. **Signage/ Section 8.2 of D&R**

Board in attendance all reviewed this Section.

Discussion ensued regarding garage sale signs,

real estate signs, festival signs; the Section 8.2 was

very definite about allowing NO signs at front

entrance unless a formal request was “made and

approved” by Board. Dennis stated we still needed to

clarify with our lawyer.

3. **Walking Trail Retaining Wall from 2023**

Grass seed has been planted, but still need to finish with more seed. Dennis will speak on this at next

meeting.

4. **Lot Owner Complaints** /No formal

5. **Old Business**

Judy and Leslie both voiced a reminder about

**a.** **Simbeck/23940 293rd/Lot 22** CCA fence

3rd NOT CEDAR STAINED/ NO by grass

**b.** **Janes/29330/Lot 13** CCA Not cedar stain

PAGE 4 **c. Fulk/29394 Rockwood Ave/Lot 7**

B/Y wood fence has missing pieces/old

needs maintained, if not replacing.

Kimberly will check to see if HOA has

record of reminders on the fence being

sent to them in past.

**NOTE: President Dennis Damron formally opened the “floor”**

**@ 7pm to a substantial number of Home Owners**

**attending!**

An **OPEN INVITATION had been made beforehand to all**

**Homeowners/Villa owners to attend to DISCUSS/***state*

*their desires for:*

**a. PLAYGROUND (Tract D)**

Original Developer of Rockwood Estates had included a

Children’s playground, so the area is now facing at its age

to repair existing equipment, buying new, adding other

equipment, etc.

**b. ADDING a 4-pole ‘covered’ pad for 1-2 picnic tables**

for resident use on a concrete slab at lower end of TRACT D

**NOTE**: KIMBERLY TRIPPLETT presented some wonderful

statements geared toward younger families residing in our

neighborhood about need for Timbers needing replacement

on the existing 2 toddler swings and need for an infant

swing, about the ground needing new wood chips, etc.

She additionally voiced why we as a Board had voiced why

a possible ‘shelter’ could be used and wanted to know what

this ***Audience felt about this subject***…..reminding them thismeeting was just that: what they desired for this area which might face a *SPECIAL ASSESSMENT* depending on

the total cost. Kimberly is the *Manager of the HOA monies;*

*she explained how this community was now at an age where*

*different items were simply wearing out and their budget*

*needed to be prepared.*

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**RESIDENTS VOICES:**

Most of those attending were not personally identified in

our Notes. Many did not voice *anything. No formal V*OTES

of a “Ye or NAY” were taken.

Quite a bit of discussion, mostly positive on what to do with

Playground Maintenance/update. The Board, mainly

Kimberly as the acting Treasurer/Manager explained what

we had just learned from John Bucker of CLOVERLEAF, Inc

handling Playground equipment in offerings we could afford.

Several comments from the younger residents with small

children seemed to be agreement of taking care of the

safety on the wood timbers on the existing swing, and

adding a Toddler swing. However, older residents weren’t

too interested in providing a “grandiose” Playground!

A turn of “heated” statements on the idea of a ***Shelter***

brought comments/threats from two residents toward

the Board which were certainly not expected. Names

were, however, obtained and recorded.

This group seemed to voice a definite attitude toward a

SPECIAL ASSESSMENT.

7. **New Business**

**NOTE: Board was advised our new LAWYER**

**is Jerrica Shine, Evans & Dixon located in**

**Overland Park, KS**

a. HOA Monthly meeting change to **April 11**

b. **Rockwood night** /adopted a *quarterly* NIGHT

f*irst one* at Paola Country Club/**Sat, May 4**

( HOA can provide meat)

and residents Potluck side dishes.

**c. Rockwood Neighborhood GARAGE SALE**

Adopted dates of April 4,5,6

(City is April 13)

**Meeting Adjourned @ 8:30pm** Motion by: Dennis / 2nd: Megan