**Rockwood Estates & Villas Board Meeting**

 **April 11, 2024**

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

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

 *Joan Vaughn, and Megan Lee*

 *1. President Dennis Damron opened meeting.*

***AGENDA ITEMS:***

*2. M*inutes of Annual HO Meeting of 3/21/24 read

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

 3. President Dennis Damron had nothing to report.

 4. Kimberly passed out for Board members to-date Financial

 Statement of itemized expenses, which included budgeted

 items for 2024. Kimberly comments on several of the items.

 Approved Financial Statement/Dennis/2nd Megan

 Along with this Statement were included the 2024 Mowing

 Contract and a ***Rockwood States Homes Assoc.***

 ***Improper Abuse & Unlawful Harassment Policy*** *(drawn up by*

 *HOA Lawyer) which Attendees were given time to read and*

 *comment on. NOTE:* ***Fines for Violations numbered 1-4***

 ***“Infractions of Rules” were listed.***

 ***\*To REVIEW at next meeting when full Board Attendees***

 ***are present.***

 ***SPECIAL GUEST - Police Office, Sgt. Bliss was in attendance***

 ***to question any of the Board Members who had witnessed***

 ***the “Outburst” of the two men who had made threats at the***

 ***March 21, 2024 public meeting.***

 The HOA Taxes have not in the past been filed; Kimberly will

 be addressing this subject.

 a. Kimberly explained to Board Members attending her

 time the last couple of weeks had been taking up with

 checking on different points of HOA business with

 Custom Lawn/Irrigation decisions (possible new master

 Control Water panel (Jason), physically showing Common

 PAGE 2

 areas which are to be mowed every week; contacting

 Clint/Environ. on “why aerorating-seeding of a Common

 Ground in back of Rauber’s lot was not done (told was

 done). Managing Rockwood at times involves much

 attention; thus some planned to-do items by Kimberly

 have been delayed.

 5. **Committee Reports**

 **a. ARCHITECTURAL**

 **1. Stewart/23985 -23955 lots of St. Andrews Ct./E70994**

 2. **Fulk/23994 Rockwood**/Old Wooden Fence; advised

 a new Metal Fence will be installed to replace. Will be

 submitting paperwork.

 3. **Janes/29330 Rockwood**/Letter to Stain Fence

 installed last Spring.

 4. **Simbeck/23940 293RD St. /**Fence stained; question

 as to whether is truly a “cedar” fence (if, does not need

 to be stained, OR a pine which definitely will need to

 be stained) *Letter to verify.*

 *5.* **Heath/24036 Augusta Ct./**House needs painting

 6.  **Lots V96-V97, V105 V106 back taxes***; Kimberly*

 *pursuing*

 *7.* **Drinkard/29358 Palmer Dr.**/New Home move-in

 Kimberly personally checked with on temp dog-in

 in back of home/pods removal and timeframe of

 backyard metal fence.

 **b.**  **Commons**

1. **Rockwood Front Entrance**

 **a. HOA members voted to go ahead and order**

 **rock and labor for installation for the south**

 **side of the Rockwood Entrance** AND sod

 on the south side of that installation

 APPROVED/Dennis/2nd Megan

 PAGE 3  **b.** Will keep mulch in entrance island; Annual

 flowers will be planted there after May 5.

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

 entrance and will investigate spigots timing frame

 schedule with ‘water spigot’/Custom-Jason.

 2. **PLAYGROUND**

 **a.** Replace Timbers/donated by Grady Wolford

 from Miami Lumber

 **b. Clean our pea gravel and move to area**

 **south of swing area** (Dennis will have access

 to a grader to use); that area will have 2

 picnic tables.

 **c. Purchasing a 5” Arch Swing;install w/concrete**

 **d. Purchasing Toddler Swing**

 **e. Playground will be filled w/wood mulch**

 **f. Dead limbs will be cut out of small tree**

 **NOTE: Will announce a COMMUNITY WORK DAY!**

 **ALSO, *Special Assessment of $100 per household DUE***

 ***July 1 will be announced on Website.***

APPROVED/DENNIS/2ND Megan

 3. **Architectural Appeal** / None

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

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

 f*irst one* at Paola Country Club/**Sat, July 13 @ 5pm**

 ( HOA can provide Hot dogs/Hamburgers, buns those

 attending can bring a POTLUCK Side Dish! At the

 Paola Country Club.

 NOTE: Megan Lee will be in charge of coordinating

 the Event through ***SIGN-UP GENIUS*** wherein

 those attending will let Megan know what you plan to

 bring for a side dish.

 6. Rockwood GARAGE Sale may be just Friday/Saturday

 in future.

 PAGE 4 **HOA Meeting Night/Location**

 **Monday Night was discussed** due to the Lo**ud Thursday**

 **nites at the Country Club. Board needs to meet in a**

 **Public Place.**

 **Meeting was ADJOURNED at 9:30pm**

Judy/2nd Dennis