

**Roudebush Farms POA Board Meeting Minutes
March 14, 2010**

Members in Attendance:

Bob Anderson - President

Emily Martin – Vice President

Janet Condry - Treasurer

Sara Carrington – Secretary/Member at Large

- Prior meeting minutes approved by all.
- Bob was given the 2009 Corporate Tax Return to sign and mail. Janet needs copy of signed return.
- Light contract – There are issues regarding sales tax amount not originally quoted by vendor. Bob will look into becoming a tax exempt organization. Tabled discussion of paying the additional billed amount.
- Insurance – Added all lights and additional signs which increased annual fee by \$35.
- Pool Insurance – Bob to follow up with Larry regarding adding us to Woods pool insurance. We need a copy of policy for our files.
- Signs – Reviewed and approved quotes from Fast Signs and Final Vinyl. Bob to place orders for the following signage:
 - 4 pond signs (2 per pond) – ‘No Swimming’ w/ symbol
 - 3 ‘No soliciting’ signs – 1 for each entrance
 - 2 Park Signs – ‘Park is open Dawn to Dusk only’
- Budget/Bill Review
 - Bills paid:
 - Lights
 - Electric
 - Pool
 - Water
 - Landscape service
 - Pond care
- Landscaping – Janet working on dandelion care – getting quotes from BAM and Matt Banker.
- Outstanding Dues
 - Emily is contacting each overdue homeowner and working out payment plans
 - Sending out third and final notice to outstanding homeowners and copies being sent to their lenders in hopes that the lenders will cover the dues.
 - For homes not in foreclosure, we will charge only actual dues + processing fees, instead of the \$630/year the developer liened them for.
- Ponds – Reviewed and approved quote for MESA at \$2,182 maximum for the year, billed monthly. This includes weekly inspections and covers algae and weed control, emergent weeds and cattail control. Also reviewed and approved purchase of 30 carp at \$446.25 to be placed in the ponds which will reduce weed and algae control costs in future years.

- Park Equipment – Reviewed and approved quote from Recreation Unlimited for park equipment for the _____ park. (Which one?)
 - Table \$558
 - 6' bench \$312
 - Freight \$152
 - Pending trashcan price. Approved if trashcan is approximately \$220.
- Meeting location and attendance
 - Meetings will be held on 1st Sunday of the month at 4:00pm
 - Exceptions are April, June and July
 - Meeting schedule will be posted on the website. Janet to email Emily list of dates to be posted.
- Website
 - Emily is in charge of website content.
 - Approved posting of Lot/Address list for homeowner reference
 - Will post architectural committee letter and form after all board members have reviewed. Janet to email documents for review.
- Board size
 - Discussion held on adding two additional board members, as allowed in by-laws. Determination was to leave at 3 members for this year.
- Committees
 - Reviewed and approved all duties for each board member
 - Reviewed and approved all duties for Pool, Architectural and Communication committees
- Architectural Committee
 - Approved pergola request from Oliver Blue. Janet to communicate approval.
 - Approved 4 ft cedar fence request from Darnell Willis. Janet to communicate approval.
 - Landscaping at parks – will discuss date for a Community Day in April
- Pool Committee
 - Reviewed request from Woods regarding purchase of 8 Pottery Barn umbrellas at \$80/each. Total is \$640. Decided Bob could decide after further discussions with Woods.
- Amendment to By-Laws – Did Chris Worth file amendment? Bob to follow up with Chris.
- Meeting Adjourned