

Roudebush Farms POA Annual Meeting Minutes
October 18, 2015

Members in Attendance: David McNelis, Kelly Trent, and Jeff Cook

Additional Attendance: Mia Evans (Kirkpatrick) and Christine McNelis (Pool Committee)

Residents in Attendance: Branard England, Edward Meginnis, and Michael Trent

- I. Roll Call and Board Introductions
- II. Review of 2015 POA Annual Meeting Minutes – No quorum to approve
- III. Treasurer's Update
 - a. CY16 Budget reviewed – budget includes 8.27% increase in annual dues to maintain adequate reserves for capital improvement projects outlined in reserve study, including major pool repairs
 - b. CY16 dues increase amounts to an additional \$31 per home for the year for a total of \$460 annually
 - c. The last dues increase was in 2012 and was an approximate increase of \$40 per year per home
 - d. CY16 increase is expected to keep budget at current level through 2019 based on reserve study estimates
- IV. Election of Board of Directors
 - a. No residents submitted paperwork to run for positions on the Board – no election held
 - b. David McNelis, Kelly Trent, and Jeff Cook to continue in current roles for CY16
- V. Common Area Maintenance
 - a. Cutterz has recommended adding 20 Cleveland Pear trees along Promise Road to enhance neighborhood beautification and act as a sound barrier to traffic along the road
 - b. Cutterz has completed its audit of trees in the common areas and homeowner easements and has identified several trees that are dead or dying that will need to be removed and replaced before the first freeze
 - c. Board is waiting on proposal from Cutterz to determine if projects are fiscally feasible and make sense for the neighborhood
- VI. Pool Committee Update
 - a. Board continues to try to schedule a Joint Pool Committee Meeting with Roudebush Woods, but is having challenges getting a timely response
 - b. Board has discovered that there have been several miscommunications between the Farms and the Woods' Pool Committee and Property Management Company that have resulted in some pool repairs being delayed throughout the summer

- c. It has also become clear that the Roudebush Woods POA Board may not have adequate reserve funding to address the necessary pool repairs that the Farms has had quoted, including replacing the pool heater and electric, resurfacing the pool, repairing the pool house, restrapping several chairs, and purchasing umbrellas
- d. Pool card reader system will likely need to be replaced in next few years, but is not a top priority for CY16 given other repairs and costs
- e. Both Branard England and Michael Trent inquired about Roudebush Farms pool usage and what happens if an agreement is not reached – if an agreement cannot be reached over pool repairs and maintenance, Roudebush Farms has a couple of options:
 - i. Pay for the expenses out of our budget, then pull out of the annual maintenance contracts until Roudebush Woods has “paid” for its portion of repairs
 - ii. No longer support or utilize the pool – this option would require support from the community as a whole since it is considered an amenity for homeowners

VII. Architectural Committee Update

- a. No requests to date in October

VIII. General Community Concerns & Comments

- a. Edward McGinnis inquired about the status of our Crime Watch program and expressed interest in helping out – Kelly to follow up with Jennifer Wittkamp

IX. Upcoming Meetings

- a. Roudebush Community Joint Pool Meeting – December 10, 7 p.m., at Fishers Office Suites, 14074 Trade Center Drive