

Roudebush Farms POA Board Meeting Minutes
February 12, 2012

Members in Attendance:

Emily Martin, Sara Carrington, Jennifer Hanna

Annual Meeting: Additional property owners in attendance

- I. Guest Speaker: Lieutenant David Thoma, Noblesville Police Department
 - a. Beginning March 7, Lt Thoma will be assigning permanent officers to each neighborhood, rather doing rotational assignments. This will allow the officer to begin building a rapport and familiarity with the neighborhood and its habits.
 - b. Officer may make contact with residents.
 - c. Once specific officers are assigned, Lt Thoma will email our assigned officer to the Board email address. The Board will disseminate this information to residents.
 - d. Residents are encouraged to email our officer with points of concern or things to be aware of in the area. Residents are reminded to always call 911 in an emergency situation.
 - e. NPD, including our neighborhood officer, would love to come out for Community Day this spring.
- II. Reading of Minutes
 - a. Minutes for January Board Meeting were read.
 - b. No questions from those in attendance.
 - c. Minutes will be posted to the website.
- III. Reports of Officers & Committees
 - a. Architectural Committee
 - i. 1 fence approved in January
 - ii. Need a second volunteer for this committee. Thanks to Oliver Blue for his service the last two years.
 - b. Pool Committee
 - i. Both Farms and Woods were very pleased with our 2011 pool vendor, Pyles Pools. A contract for 2012 services has been requested.
 - ii. Board now has a line item on the budget for pool chair strap replacement. Goal is to get into a cycle for repairing straps each year. Also, we began storing the chairs in the restrooms instead of the fenced area, as this should reduce the weathering on the straps.
 - iii. Do not have any large ticket repair items on the agenda for this year; however things may come up as we get into pool opening time this year.
 - iv. A joint pool meeting will be scheduled with the Woods sometime in March.

- v. Resident inquired regarding the lawsuit between Woods and Farms for 2010 pool expenses. Outlined the situation and the Farms intentions regarding our court appearance on March 28.
 - vi. Received one new volunteer to begin serving on the Pool Committee.
- IV. Communications Committee
 - a. Emily is currently working on the spring newsletter.
 - b. Board is planning our next Community Day.
 - i. Resident suggested possibly moving to later in the year, as the weekends we have chosen the last two years conflict with baseball season.
 - ii. Also may consider holding on a Sunday afternoon rather than Saturday morning.
 - iii. Another resident suggested looking into recycled tires for mulch. Board will look into as a cost comparison.
- V. Review of 2012 Budget
 - a. Passed out actual budget to residents
 - b. Additional reserves added to this year's budget. Currently we have only a small reserve, which is not enough to handle a major issue. Once a reserve is built, dues should be able to be reduced. This is just a part of being a new neighborhood.
 - c. Since 2004, dues have only increased \$119.
 - d. In the pool section, we plan to itemize out the management contract for easier viewing. Board is meeting with the management company to reformat the budget in March.
 - e. Resident questioned the choice of landscaping bushes around monuments. Those are currently chosen by our landscaping vendor. Resident volunteered to research plants for this area.
 - f. Resident questioned how many bids the Board typically solicits prior to making a contract award.
 - i. The Board attempts to get three quotes on each service or item whenever possible. However, given some parameters and our local area, sometimes only two are possible (such as with the recent playground equipment fire).
 - g. Mowing budget was explained further. There are some missing expenses for 2011 that make the 'actual' number look very low.
 - i. Mowing company will continue to come out every other week, but will come more often if needed.
- VI. Election of Board of Directors
 - a. Kevin Kopp has volunteered to fill the open position of Treasurer.
 - b. Thanks to Janet Condry for her years of dedicated service as Treasurer.
 - c. Vice President position is open for election.
 - i. Three people have volunteered to run. Two of them did not supply a personal statement. One of them was a 'couple' volunteer – we can only have one person serving as Officer.
 - ii. Emily to reach out to all three to work through these issues.

- iii. Resident questioned how long the position takes in a typical week. Average is 10 hours per week; however it can be more during pool opening and pool closing season.

VII. Management Company

- a. Vic Muller attended as the representative for Kirkpatrick Management.
- b. Sherri Bayless, our account manager, was unable to attend as she is out of town.
- c. Spoke about Kirkpatrick's role in assisting the Board.
- d. Management Company will assist with the leg work on contracts and quotes.
- e. Sherri will do weekly drive thru of the neighborhood for By-Law violations and to ensure that vendors are providing contracted services.
- f. Email questions or concerns to sbayless@ekirkpatrick.com

VIII. Other

- a. Pond maintenance vendor will be changed for 2012. Hopefully we will see a marked improvement over last year.