

Roudebush Farms POA Board Meeting Agenda
August 12, 2013

Members in Attendance: Jeff Cook, Emily Martin, Kelly Trent

Additional Attendance: Leah Messmore (Kirkpatrick)

- I. Treasurer's update
 - a. Delinquency report was distributed. 25 unpaid for 3rd quarter = \$3055.50
 - b. Payment arrangements- 5 not keeping arrangement = \$3118.21
 - c. 3rd quarter was our worst dues collection. Board believes payment coupons are confusing & some residents may have forgotten payments were due.
 - d. Per Leah, payment coupons are standard format and cannot be altered.
 - e. Kirkpatrick offers electronic payment options. This topic will be included in the next newsletter. Board will encourage residents to take advantage of ACH through Kirkpatrick or sent up their own auto bill-pay.
 - f. Board will send out reminder email prior to next dues payment on Oct. 1.
 - g. Dues currently have 30 day grace period. This is too long. Board will consider amending grace period to be effective with 2014 dues. Issue will be discussed & voted on a later meeting.
 - h. Any changes to dues must be communicated to Kirkpatrick before November 1 to give them time to prepare December dues statements.
 - i. We will begin budget discussion. Draft budget needs to be presented in October & finalized in November.
- II. Common Area Maintenance
 - a. Several residents on south (small) pond are not maintaining the grass down to the water line. Leah will send out additional letters.
 - b. City of Noblesville has tree trimming on their schedule, however we are not sure of the exact date. This will include removal of three dead trees on Forsythe, Colvic & Giddings.
 - c. Currently Cutters is handling our landscaping & weed treatment and Hoosier Green mowing. For 2014, we will consolidate the services with a single vendor; however we would like to use one of our current vendors. We will consider multi-year contracts.
- III. General community comments/questions/concerns/suggestions
 - a. Noblesville Police set up speed trailer in July on Searay Drive.
 - b. Violations- 4 violations sent out in June; 14 violations sent out in July.
Violations are for weeds/yard, mailboxes, trash, trashcan, & boat
- IV. Architectural Committee update
 - a. June totals: 1 fence, 1 privacy screen, 1 trampoline, 1 shed, 1 deck/patio/landscape
 - b. July totals: None
- V. Communications Committee update
 - a. Kelly will be drafting newsletter

VI. Pool Committee update

- a. Start of Summer pool party was postponed multiple times due to poor weather. The popsicles were distributed at the pool on Saturday, August 10.
- b. Leah will again request summary of pool injuries from Pyle's
- c. Leah will request from Pyle's a list of upcoming repairs for the pool so we can include in our next budget.
- d. Roudebush Woods approached us with a quote from Rocklane Company for \$5980 to replace the pool house roof. The pool roof is only 10 years old, so it shouldn't need to be replaced already.
- e. We requested an additional from Bone Dry. Bone Dry's report indicates that the roof has 10-12 years of life left in it, however there are some shingles missing. The Board approved Bone Dry's quote of \$990 to repair missing shingles & clean the roof to remove streaking.
- f. The Board asked Leah to forward our recommendation to Roudebush Woods for approval.

VII. Other

- a. The library cannot accommodate our proposed meeting dates for September & November. Leah is checking with Faith Community Church, 19201 Promise Road.
- b. New State Law going into effect July 1 requiring all communication regarding lots must be maintained for two years. All email communication must be forwarded to Kirkpatrick for data storage.