

**Roudebush Farms POA Board Meeting Agenda
March 4, 2013**

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

Other attendees: Leah Messmore, Kirkpatrick Management

Call to Order at 7:01pm

- I. Board of Directors
 - a. Sara Carrington has resigned as President of the POA. Emily Martin has been appointed as President. Kelly Trent has been appointed as Vice-President.
- II. Treasurer's update
 - a. Jeff distributed a current Treasurer's Report.
 - b. YTD Street Lamp repairs are above YTD budget due in part to a replacement globe (approximately \$250) and several other repairs. Regular repairs will continue to take place on a bi-monthly basis.
 - c. There were 21 Late Notices sent out for the payment due 1/31/13. Total delinquencies are \$4,478.75, which includes carryover balances from previous year. Current year dues will be added to any outstanding judgments.
- III. Common Area Maintenance
 - a. Leah has received bids for 2013 services from Cutterz (landscaping), Hoosier Green (mowing), and Aquatic Services of Indiana (pond maintenance).
 - b. We are overall pleased with our 2012 service vendors and would like to continue with them for 2013.
- IV. General community comments/questions/concerns/suggestions
 - a. A community survey was distributed the prior week asking for resident input on the topics of fence/deck staining, basketball goals, & trampolines. All three issues received a majority of responses "yes" in favor of changing the Covenants to require deck & fence painting/staining, allow basketball goals and all trampolines.
 - b. The Board discussed resident comments that were received through the survey and unanimously approved updating the Covenants with the changes. A updated CCR document will be filed with Hamilton County once all the changes are documented. Previously unfiled changes (outbuildings) will be included in this document update.
 - c. Decks & fences previously approved without paint or stain may remain, however all future architectural approvals will require the homeowner to paint or stain the deck/fence within one year. We will review previous architectural requests to ensure those approved to be stained or painted have been completed.
 - d. Leah is performing regular inspections of the neighborhood to check for violations and streetlight repairs. MTD violations included seven trash cans, two grills, one basketball goal, and one trailer.
 - e. Potential penalties for repeated violations will be discussed at the next Board meeting

- V. Architectural Committee update
 - a. One approval for an outbuilding for February.
- VI. Communications Committee update
 - a. Emily & Kelly will be working on a newsletter.
 - b. A Crime Watch meeting was held February 23. An update will be included in the newsletter
 - c. The date for the community garage sale will be included in the newsletter
 - d. Kelly will look into hosting a Community Day and will provide more information and possible date at the next meeting.
- VII. Pool Committee update
 - a. Leah will ensure that our landscape & mowing contractors are offered to bid on services for the pool.
 - b. Michele & Allison will be asked to approach Roudebush Woods about co-hosting another Start of Summer party at the pool.
- VIII. Other
 - a. Updated to Board Meeting schedule to accommodate financials. All meetings will be held at 7pm at the Noblesville Library
 - i. April 15
 - ii. May 13
 - iii. June 10

Meeting concluded at 7:38pm