

Roudebush Farms POA Board Meeting Agenda November 21, 2010

Members in Attendance:

Sara Carrington, Emily Martin, Janet Condry, Jennifer Hanna

Called to order 7:05pm

I. Treasurer's Update

Budget

- Unable to update the budget as the final 2010 pool expenses have not be forwarded to us by Roudebush Woods.
- Unable to complete the 2011 Budget as we do not have all of the service quotes. A formal request was sent to Hank Thompson at CASI for the pool quotes; however we have not received anything back.
- We currently have two bids for landscaping. Janet is meeting with a landscaper on Monday for a third quote.

Dues

- One homeowner on a payment plan still owes \$55. A reminder will be sent out.
- Homeowner on small claims payment plan still owes November 9th payment of \$100. A reminder will be sent out.
- POA Dues will not increase for 2011. They will be \$390.00. Bills will be going out on December 1st and due on January 15th. Bills will be sent out via email. Jennifer will send out printed bills to those without email.

Other

- Roudebush Woods posted on their September 29th meeting minutes that we had not paid the pool expenses billed in September. Our payment-in-full check cleared the bank on September 13th.
- We currently have \$10,401.91 in our account, however we still have not received final bill for 2010 pool expenses.
- 2 homes remain unsold in our Community, Lot 113 and Lot 22
- For 2011, any company providing joint services for Roudebush Farms and Roudebush Woods should send separate invoices to each. We should not be billed through a management company with which we have no formal business contract.

II. October Election Results

- The vote conducted in October included a poll to get residents' opinions on how the Board should address several recurring issues. The poll results will be reviewed by the Board when considering future changes to the covenants and restrictions.
- All comments received will be posted on the website.
- Sara Carrington was elected as President

- III. General community comments/questions/concerns/suggestions
- We have had repeated issues with one resident regarding the upkeep of their home's exterior. Formal complaints have been filed multiple times. A portion of the requests to clean up the property have been completed, however the deck is still only partially stained. A final notice with a completion date will be sent out by the Board advising the Property Owners that if the deck staining is not completed by that date the Board will hire the work done at the Property Owner's expense.
 - The Board decided to find someone that can be hired on an "as needed" basis to perform miscellaneous "handyman work". A suggestion was made and Janet will contact the individual.
 - We have received several complaints & concerns from residents about the intersection at 196th & Promise and the need for an additional stop sign on Promise. Emily is drafting a letter which will be sent to the County Highway Engineer.
- IV. Meeting Schedule
- December- Due to holiday activities, no meeting will be held unless urgent business arises.
- January 9, 2011 at 7pm at 11075 Godfrey Drive
- February 6, 2010 at 1:30pm at Noblesville Library. This is the Annual Meeting.
- Jen will call to reserve the room and a notice will be sent out to all Roudebush Farms Property Owners.
- V. Communications Committee update
- Additional Crime Watch sign up was sent out electronically. To date 17 additional volunteers have signed up.
 - Our official Crime Watch meeting will be combined with the Annual Meeting on Feb 6th.
- VI. Architectural Committee update
- Received two requests this month- one shed and one fence
- VII. Pool Committee
- There has not been a lot of activity for the pool since the season is over.
 - We had one resident volunteer for the pool committee. Sara will contact them to provide additional information.
 - We still need an additional volunteer for the Pool committee.

Meeting adjourned at 8:08pm