

## **Annual POA Meeting**

February 7, 2010

### **Call to order**

Location: Noblesville Public Library

Time: 1:38 pm

Board Attendance: Janet Condry, Emily Martin, Bob Anderson

### **Introduction of Board members**

#### **Budget overview**

- Streetlights- Developer entered the Association into several 15 year leases for our streetlights. This is costing the POA a significant amount of money. Janet has come to an agreement with the owner to purchase the light outright. The money to pay for the streetlights will come from renegotiating service contracts. A homeowner has also volunteered to loan us the remaining money needed.
- We have found several areas within the budget where we can save money. We are looking into new companies for lawn & pond care. We also believe that planning perennial flowers and shrubs can save us as well. The Board is hoping to hold a volunteer day to have homeowners help with planting and playground clean-up.
- Pool- The pool is management is primarily handled by Roudebush Woods. The company they hired last year did a good job.
- Budgets will be handed out at the end of the meeting and will be available on the website

#### **Other issues**

Who is responsible for plowing the streets?

*The city is responsible for plowing all of our streets. Recently the plowing in the cul-de-sacs has decreased. Homeowners are encouraged to contact the city directly if there are issues.*

Where are sprinklers located?

*There are sprinklers located at the entrances on 191<sup>st</sup> and Promise Road. Although the sprinklers are not used during the winter, the water company charges a minimum of \$80 per month to have the service "on". We have since had the service disconnected to avoid these monthly charges while not in use.*

How many people are required to vote in order to change the covenants?

Bob read the Amendment to the declaration that was submitted by developer prior to POA transition to homeowners. A copy of the Amendment will be posted on the website.

Do I have to keep my garage lights on if we already have street lights?

*Yes. The covenants require each home to maintain dawn to dusk lighting. The city also requires street lighting. There are several streetlights in our development*

*that have been shut off. Those need to remain on. If you have any issues, please contact the Board.*

How are neighborhood rules enforced?

*The Board will send out written notices in response to complaints and issues. In cases of fence repair or lawn care, we can pay for repair and charge the homeowners. We can also place a lien on the property.*

What can we do about construction dirt & debris?

*Homeowners have replaced tires multiple times near areas where construction is taking place. Can the POA do anything about it? The Board recommends that the homeowner call the developer or Ryland salesperson.*

Do we allow street parking?

*While the covenants allow only 2 days, we request that homeowners limit the amount of street parking. Law requires no parking across from a driveway. If it's a major problem, call the police with dates an abandoned vehicle was parked.*

196<sup>th</sup> & Promise is a dangerous intersection. Requests have been made with the city to implement a 3 way stop for that intersection. The Board was asked that we continue pushing to get 3-way stop.

### **Board & Committees**

The board needs a Secretary- Sarah Harrington volunteered

Volunteers for committees-

Architectural Review Committee- Pat Barnett, Kathy Mathis, Oliver Blue, Ed Meginnis

Pool Committee- Linda Hite, Tonda Gorsuch, Renee Reks

Communication- Eric McCombs (webmaster), Kelly Trent (newsletter)

191st St Entrance monitor- John Urick

Promise Rd Entrance monitor- Janet Condry

196th St Entrance monitor- Brooke Beavers

South park monitor- John Urick

North Park monitor- Ed Meginnis

South pond monitor- Emily Martin

North pond monitor- John Pipes

Street light monitor- John Pipes, Ed Meginnis

Review of process to make changes to covenants

The website will be up and running within the next few days. Website will be used as primary form of communication. Website address: [www.roudebushfarms.org](http://www.roudebushfarms.org)

2:44pm meeting adjourned