

**Roudebush Farms POA Board Meeting Agenda  
September 16, 2013**

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

Additional Attendance: Leah Messmore (Kirkpatrick)

**I. Treasurer's Update**

- a. Delinquency report was distributed – 19 unpaid for Q3 = \$2,127.50
- b. Payment arrangements – 4 not keeping arrangements = \$3,393.53
- c. Q4 payments are due October 1 – Emily to send reminder e-mail to residents about Q3 delinquencies and Kelly to set up Facebook reminders for Q4 deadlines
- d. Per Leah, residents can contact Kirkpatrick to set up payment plans, but it should be noted that payment plans do include late fees
- e. Dues currently have 30-day grace period. Board is reviewing whether or not this needs to be shortened effective with 2014 dues. Issue will be revisited and decided at October 2013 meeting since changes must be communicated to Kirkpatrick by November 1
- f. Board will review and discuss CY14 budget at October 2013 meeting and finalize in November

**II. Common Area Maintenance**

- a. Still some issues with residents not mowing down to the pond line – one resident removed from list after plot review showed she did not have access to pond; Leah to continue to send out letters
- b. City of Noblesville still has not confirmed date for tree trimming and removal of dead trees on Forsythe, Colvic, & Giddings – Leah to follow up again
- c. There were a few properties listed on the monthly violation report that are not part of Roudebush Farms – Leah to remove these properties from the master list
- d. Board reviewed proposals from Cutterz and Hoosier Green for CY14 landscaping, weed treatment, and mowing contracts; Cutterz is the Board's preference and agreed to consider a three-year contract to maintain rates provided the contract includes a clause that lets the Board terminate the contract if service issues arise – Leah to follow up with Cutterz and request a contract

**III. General Community Comments/Questions/Concerns/Suggestions**

- a. Violations – 0 violation letters sent out in August – Leah to confirm since non-Roudebush Farms properties listed for August; 7 violation letters sent out to date in September
- b. Violations are for trash cans, weeds/yard, mailbox, garage door, and boat issues
- c. Board discussed speed complaints received, especially regarding Godfrey Drive
  - i. Facebook posting generated a great deal of debate, but awareness seems to be the critical issue
  - ii. Emily contacted Noblesville Street Department regarding speed bumps and was told that no speed bumps are permitted on city streets;

additional research showed that some areas have opted for a community speed watch effort in conjunction with local police or visual cues to control speed, e.g. medians, crosswalks, etc.

- iii. Jennifer Hanna is speaking with her CrimeWatch contact to explore other possible options
- iv. Emily to draft a letter to City of Noblesville to inquire about the possibility of adding a median at the Godfrey entrance as a potential solution

#### IV. Architectural Committee Update

- a. August Totals = 1 Patio Roof, 1 Shed, 1 Pergola, & 1 Home Repair

#### V. Communications Committee Update

- a. Kelly has updated the MailChimp mailing list and will cross-check against Emily's master list
- b. Emily to draft President's Corner message for Fall 2013 newsletter
- c. Kelly has started adding content to the Fall 2013 newsletter including articles on:
  - i. Hamilton County Tox Drop program
  - ii. Neighborhood speed issues
  - iii. Leaf Pickup schedule
  - iv. Rain Barrels program
  - v. End of CY13 Pool Season
  - vi. Q4 Dues Update and CY14 Budget Planning
  - vii. Crime Watch meeting update

#### VI. Other

- a. Crime Watch Meeting scheduled for Tuesday, September 17 – Emily has received banners for promoting upcoming Crime Watch meetings and will start displaying with next meeting
- b. Leah to distribute Pyle's Pool contract to the Board for review via e-mail