

Roudebush Farms POA Board Meeting Minutes
April 15, 2015

Members in Attendance: David McNelis, Kelly Trent, Jeff Cook, Jodi Peck

Additional Attendance: Mia Evans (Kirkpatrick), Carol Gump (Resident)

- I. Meeting Called to order at 5:02 p.m.
- II. March 2015 Meeting Minutes Approved
- III. Reviewed Delinquency List – see attached
- IV. Manager's Report
 - a. Violation Report
 - i. Approximately 50 open violations – mostly for mailbox repainting and trash cans
 - ii. Board voted to turn over one property to attorney for numerous ongoing violations (yard never clean, grass often not cut, pergola ripped, missing siding, numerous neighbor complaints, etc.) if not in compliance by 10-day deadline
 - iii. Mia recommended Mailbox Solutions as an option for residents who need to replace or repaint mailbox
 - 1. Can be replaced/installed for \$149 by Mailbox Solutions
 - 2. Next time will be giving a solution card with each violation handed out
 - b. March 2015 Work Orders
 - i. Graffiti removed from basketball court
 - ii. Playground inspection complete
 - iii. Streetlight at Cobia & Searay repaired
 - iv. Railroad ties inspected and fixed at both parks
- V. Old Business
 - a. Playground Inspection
 - i. South Park needs repairs to the merry-go-round, a slide, and a spring ride
 - ii. North Park needs trash can repair and removal of a metal pole
 - b. Entry Painting (black brick)
 - i. \$1,978 to paint and remove all layers
 - 1. 2 year warranty
 - 2. All approved
 - ii. In past spent about \$1,200/year repainting
- VI. New Business
 - a. Treasurer's Update
 - i. Delinquency Report - \$1143 outstanding as of end of March, but several residents have made payments to lower outstanding dues balance
 - ii. Q1 payments were due April 1
 - 1. Some residents are continuing to misread the coupon statements and including the \$25 late payment fee with their quarterly dues, even for on-time payments
 - 2. Kelly will post about quarterly payment amounts with Q2 reminders

- b. Common Area Maintenance
 - i. Graffiti at south park cleaned up
 - ii. Playground concerns that need to be fixed
 - 1. Entrapment hazard by slide
 - 2. Merry-go-round has no brake
 - 3. Chain needs to be replaced
 - 4. Steel pole is cracked
 - 5. Just added: Trashcan needs to be fixed and steel pole/debris removed
 - iii. Lighting issues fixed/one new one reported
- c. General Community Comments/Questions/Concerns/Suggestions
 - i. Community Garage Sale requests for dates coming in from residents
 - 1. May 15-17, 2015
 - 2. Signs from last year still good – state “this weekend” as sale times
 - 3. Possibly add link on website or Facebook of who is selling what
 - 4. Kelly to post on Facebook and newsletter as well as garage sale websites to advertise
- d. Architectural Committee Update
 - i. No new Architectural requests for March
- e. Pool Committee Update
 - i. Age Requirements at Pool – a change to age requirements was originally discussed at the Joint Pool Committee Meeting in the Fall, and at that time, Roudebush Woods voted to keep rules as written based on liability costs and issues plus the additional training received by lifeguards vs. community residents
 - 1. Resident Carol Gump has asked us to revisit the issue since currently our bylaws indicate younger children under 14 must be accompanied by 18+ year old and states we follow Indiana State Department of Health Guidelines; however, there is some question as to what statute is being referred to
 - 2. Indiana State Health Department guidelines state 14 and younger should be accompanied by a responsible adult, which is defined as “being at least 16 years of age”
 - 3. We hire 16-year-old lifeguards
 - 4. Carol offered to go door to door or to get a petition signed to get this changed
 - 5. Kirkpatrick will be looking into this, but it is a possibility that the insurance policy is causing it to be set up this way, and if that is the case, then “rewording” the “rules” may be needed
 - 6. Kelly to forward Joint Pool Committee Meeting Minutes to Mia
 - ii. Resident suggested adding basketball hoop to pool – Board voted down due to liability issues
 - iii. Mia has still not received usage study from Pyle’s Pools for school hours, but Pool Committee considering proposing some modifications to pool hours
 - iv. Portion of pool chairs will be restrapped before 2015 Pool Season starts
 - v. Pool Letter needs to be drafted to distribute to residents before start of 2015 Pool Season – Kelly to see if old letter is available to use as an example
- f. Communications Committee Update
 - i. Website

1. Google Analytics snippet added to the site in early March
 2. Tweaks will be made to the site yet within current budget – Kelly will follow up with Bret
- ii. Kelly working on Spring 2015 Newsletter to be distributed in early May
 - iii. David is going to create a private Facebook group page for all residents to be used for posting about businesses, personal events, and other items of interest to residents that fall outside of standard POA Board business

VII. Next Meeting

- a. Wednesday, May 13, 6 p.m., at Panera Bread in Noblesville