

Roudebush Farms POA Board Meeting Minutes
April 1, 2012

Members in Attendance:

Sara Carrington, Emily Martin, Kevin Kopp

- I. Treasurer's update
 - a. KMI is working on revamping the budget to make it easier to view and understand. This should be completed by our next board meeting.
 - b. Dues
 - i. There are 16 homes in a past due status for 2012 dues
 - ii. There are 6 homes in a past due status for 2012 dues + prior years
 - 1. Filing 1 lien for past due amounts
 - 2. Turned 2 homes over to an attorney for collections
 - c. KMI mentioned the possibility of having a Reserve Survey completed for Roudebush Farms
 - i. The Survey company would spend several days in the neighborhood, inventorying the various components of our neighborhood (streetlights, park equipment, ponds, signage) and draw up an anticipated repairs calendar and a recommendation of reserve amounts needed per year
 - ii. KMI getting quotes on what this service would cost for a neighborhood our size
- II. Common Area Maintenance
 - a. Signed contract with Cutterz for landscaping (new vendor)
 - i. New contract includes mulching of parks and common area trees
 - b. Signed contract with Hoosier Green for mowing (previous vendor)
 - c. Signed contract with Aquatic Services of Indiana for Ponds (new vendor)
- III. General community comments/questions/concerns/suggestions
 - a. One complaint about dog droppings again on Marlin Ct. Emily to send a reminder about cleaning up after your pets.
 - b. Trash in parks is atrocious, particularly the Front Park
 - i. Older kids are leaving too much trash around the park
 - ii. Hoosier Green will pick up some small amount of trash, but not the volume that we are seeing currently.
 - iii. Emily to send reminder to parents to have their children pick up after themselves in the park
- IV. Architectural Committee update
 - a. 1 approval
- V. Communications Committee update
 - a. Spring newsletter went out in the last week of March
 - b. Emily will be sending out an email on behalf of the Mike Jones family
 - c. Garage sale is April 20th and 21st
- VI. Pool Committee update

- a. Have been told by the court that we must have an attorney for a suit over \$1500. Considering the amount of the suit is \$2000, it does not make fiscal sense to continue to pursue not paying this expense, despite our certainty that the Roudebush Farms Board acted in due diligence for our neighborhood.
- b. This week we received a revised version of Pyle's 2012 pool contract for review.
- c. Roudebush Woods declined our request for a joint board meeting for planning the 2012 season as we have done the past two years. They did not feel that it was necessary at this time.
- d. Instead the pool committee will meet on 4/12 @ 7pm for a walk through of the pool opening.
- e. Chairs have been sent out for restrapping