

Roudebush Farms POA Board Meeting Minutes
May 17, 2016

Members in Attendance: David McNelis, Kelly Trent, Jeff Cook, Jennifer Wittkamp

Additional Attendance: Mia Evans

- I. New Board Members Approved
 - a. David McNelis has stepped down as President and is leaving the Board – he will be replaced by Kelly Trent
 - b. Greg Dempsey will fill the role of Vice-President
 - c. Jennifer Wittkamp will fill the role of Secretary
 - d. Tony Craig will fill the role of Member-at-Large
 - e. Ed McGennis will assist with the Architectural Approval Committee
- II. Treasurer's Report
 - a. Board authorized moving funds over from Reserve Fund to cover the cost of CY16 pool expenses that exceed CY16 Budget funding
 - b. 17 properties with outstanding dues balance, but three of these are only a late payment fee
 - i. Board agreed to waive late payment fees for these three properties
 - ii. Two properties were turned over to Collections earlier this year and are waiting for a court date
- III. Common Area Maintenance
 - a. Streetlight globe on Hansen Place replaced after damaged by wind
 - b. Broken street sign at Corsair and Forsythe has been reported to the City of Noblesville for repair
 - c. Goose nest has been removed from neighborhood
 - d. Mia to ask vendor to inspect South Pond for algae build-up
 - e. Mia to put in work order for North Park swing set – top bar attached, but rotating
- IV. Architectural Committee Update
 - a. Three requests submitted and approved in April – two roof replacements and one fence request
 - b. Two requests submitted and approved to date in May – one roof replacement and one exterior painting of shutters, doors, and mailbox post
 - c. Mia to send list of vendors and Ryland specs for Hamilton County to share with residents needing to make improvements to shutters, doors, mailbox, and other exterior features
- V. Pool Committee Update
 - a. 2016 Pool Letter updated and distributed via e-mail and Facebook May 16
 - b. Pool repairs are nearly final and will be completed before the May 28 opening
 - i. New heater with three-year warranty installed
 - ii. Shallow end of pool floor mechanically stripped and painted with epoxy with one-year warranty – pool lane markers were not painted, so will need to be done after pool closes this season

- iii. Umbrellas purchased and delivered – Pool Committee opted to delay getting new bases until CY17 due to other expenses
- iv. Pool house shingle damage repaired
- v. Vending machine picked up and broken tables removed from pool house
- vi. Women's bathroom door hinge repaired
- vii. New pool signage posted – still missing "No Glass." Signs – Jennifer Jenkins from Roudebush Woods to follow up with Pyle's
- viii. Dead tree in front of pool house removed
- ix. Jennifer Jenkins from Roudebush Woods arranging for delivery of restrappped chairs
- x. Jennifer Jenkins from Roudebush Woods has painted the screened-in patio and started working on doors; she is also repairing the screening as weather permits
- xi. Kelly to update rules and hours printouts and post in glass case outside pool house

VI. Communication Committee Update

- a. Kelly to work on Summer Newsletter
- b. Kelly to update e-mail and Facebook posting permissions for new Board members
- c. Kelly to send Jennifer template for Meeting Minutes

VII. Next Meetings

- a. Monday, June 6, at 6:30 p.m. at Panera Bread in Noblesville
- b. Monday, August 8, at 6:30 p.m. at Panera Bread in Noblesville