

Roudebush Farms POA Board Meeting Minutes
January 12, 2012

Members in Attendance:

Emily Martin, Sara Carrington, Jennifer Hanna (Member-at-Large)

- I. Finance Report
 - a. We closed the account at Community Bank and Kirkpatrick opened a new account at Huntington Bank
 - b. Pool Hearing
 - i. Hearing was scheduled for 12/22 on RW pool case.
 - ii. RW attorney did not appear. No Board members from RW attended either.
 - iii. RF filed motion to dismiss.
 - iv. RW filed motion to reinstate the following week.
 - v. Waiting on disposition from court.
 - c. Should have first financial statements from Kirkpatrick on Feb 10
 - d. Dues statements
 - i. Annual dues statements went out the week of December 20
 - ii. Offering quarterly payments however this was miscommunicated in the original letter – The due dates for quarterly payments would be 1/31, 4/30, 7/31, and 10/31. Bi-annual due dates are 1/31 and 7/31. Quarterly payments are \$107.25 and bi-annual payments are \$214.50.
 - iii. Residents should contact Sheri Bayless, property manager for more information
 - e. 2012 final budget will be posted prior to annual meeting
 - f. Emily to create dues breakdown as requested by residents
 - g. We do not have a sufficient emergency reserve. The recent playground damage will cost around \$2000. Dues have not decreased because we need to build a reserve.
- II. Common Area Maintenance
 - a. Two minors who reside in our neighborhood were identified as being involved in the recent playground fire. Upon being questioned by fire investigator, they refused to admit involvement. Per fire investigator, there is nothing further that can be done. The POA will have to pay for the replacement.
 - b. Quote from Recreation Unlimited (original playground vendor) is \$1940
 - c. Board has also requested a quote from a vendor recommended by a resident.
 - d. Due to cost of deductible, we will not claim the damage on our insurance
 - e. Park trash cans
 - i. Michelle Hindley offered to empty north park, Emily to do south park
 - ii. POA to provide trashbags
 - iii. Thanks to these volunteers. You saved us \$35 per empty.
 - f. Lights
 - i. We currently have 2 lights that are remaining on all day. Next time we have a light repair to be done, we will have these sensors replaced.

- ii. We pay a flat rate for electric, so when they stay on, it doesn't cost us anything additional.
- III. General community comments/questions/concerns/suggestions
 - a. We have recently received several emails and Facebook posts from a handful of residents, surrounding increased dues, authority of the board, communication, etc.
 - b. Residents need to be aware that not everything being posted is accurate.
 - c. We have not hired an attorney through Kirkpatrick. In an effort to save money, a resident has volunteered to file motions on RF's behalf for the RW pool suit.
 - d. Per our by-laws, hiring a management company is within the Board's discretion. As there were no volunteers for Treasurer or Vice President in the last six months, it became necessary to look for assistance outside the RF community.
 - e. Dues were raised for the first time in four years to cover cost of management company and to increase our reserve fund
 - f. Kirkpatrick will be doing weekly drive-throughs of the neighborhood to review by-law compliance. Residents will be notified by mail of violations.
 - g. Currently our webmaster is a volunteer. We do our best to ensure that meeting minutes are posted timely.
 - h. There was recently a dog attack when a resident's dog attacked another resident's two smaller dogs. Please remember to be attentive to your dog if they are outside without a fence or leash.
- IV. Architectural Committee update
 - a. No activity in December.
- V. Communications Committee update
 - a. Kirkpatrick to send letter regarding annual meeting in February
 - b. Emily to email regarding annual meeting
 - c. Emily to work on January newsletter
- VI. Pool Committee update
 - a. Received quote for \$275 for lightening detector
 - b. 15 mile range – audible alarm for lightening
 - c. Do not feel that this expense is justified at this time.
 - d. Pyles pool management contract should be ready for review by end of January
 - e. Approved \$250 for chair repairs
- VII. Other
 - a. Reminder to residents that the City of Noblesville is responsible for plowing and treating the roads during the winter months.