

Roudebush Farms POA Board Meeting Minutes
August 1, 2010

Call to order at 7:02pm

Architectural Committee

Resident Architectural Request

Two homeowners appeared before the Board to discuss a variance to install a five foot fence around the backyard of their property. They stated that prolonged and repeated violations from an adjacent neighbor have become unbearable. The homeowners listed numerous issues such as unkempt lawn, trash on deck & yard, unmaintained exterior of home, trash cans left on the road for extended periods, etc. The homeowners were asked to provide a detailed list of issues to the Board. The Board will review and respond to the violators. The violators will be given two weeks to remedy the situation.

Arch Change submissions-

Five changes were approved this month: 1 patio, 2 fences, and 2 sheds. There is also 1 shed approval pending.

Review of N3 meeting

Sara & Emily attended the N3 meeting on July 21.

Sex Offender Registry- Residents can view the Sex & Violent Offenders website to verify proximity to their residence. There is also an email service that will notify you if someone moves within a specified radius to your address. The police department stated that neighborhood parks are not included in the list of locations where offenders are excluded from residing near. A link to the registry will be added to our RF website.

Crime Watch- Noblesville Police Department offers a Crime Watch Program. Emily reviewed the general requirements: 40% participation, bi-annual meetings, block captains, and a neighborhood coordinator. The Board agreed that this would be a benefit to our community. An information booth will be set-up at our Fall Event.

Residents can register their address with the police department when they are on vacation. The police enter this information into their 911 system. If any activity is reported at the premises, the police are immediately aware the home should be vacant. Sara suggested posting this information to our website since many people may not know about this service.

Animal Control- The number of animal allowed at a residence can be limited through the Association's covenants. There are currently no city ordinances limiting the number of animals however only 3 dogs are permitted outside at a time.

Community Association Institute meeting

Janet will try to attend to get information from potential service vendors

Treasurer's Update

- Two liens were filed this month. One Release of Lien was filed.
- We received \$150 received in payment plan payments

- Summary of payment plans was distributed. Four of the payment plans are current. One is delinquent and a lien will be filed. Emily will email the homeowner before lien is filed

Violations

Danny Alberts was appointed to the Board as a Member-at-Large. He will assist in managing resident suggestions, complaints, and violations.

The Board has received a forceful complaint from Ryland regarding two residents that are not maintaining their yards. Ryland stated that if the issue is not resolved they will correct the problem and bill the Association. The Board will request special meetings with both residents to discuss violations.

The Board will consider adding fines to our covenants for repeated violators.

Resident comments & questions

Change pool rental day/time. Sara stated that the lifeguards are now keeping hourly headcounts of pool attendance. This data will help us determine the best times for pool rentals for next year.

Communication

A Fall Event will be scheduled for Saturday, September 18th from Noon to 3pm at the south park. Emily will put together a list of activities & costs to be approved. Flyer will be put together as well.

An email will be sent out to the residents requesting names of anyone interested in running for POA President for 2011. We will also ask for other volunteers.

Pool Committee

- Pool radio was struck by lightning and has been replaced with a donated radio. Comparable radio levels were established by pool manager & residents who were in attendance at the pool
- Reviewed options for pool emergency phone. RF Board suggests installing exterior box with fixed phone having 911 service only. Marsha Hackenberg (RW) is already checking on prices for this type of service
- Motorized vehicle signs were ordered by the pool manager. For future reference, signs must be approved prior to purchasing.
- A second tall life guard chair would cost \$500. Committee will not be buying that this year. Scott Bauserman will provide additional quotes. Board discussed that a second chair really isn't required provided the existing tall chair is constantly staffed.
- Joint Pool Committee is putting together 5 yr plan for pool improvements. Marsha Hackenberg is researching getting a suggestion box for residents to communicate to us on pool issues
- Weeds have been treated in pool area by mowing company. This is included in the mowing price, but is only completed if the pool is open at the time they mow.
- Umbrellas have been repaired
- The card reader master code still can't be updated. Emily will continue attempting to locate an IR-compatible PDA.

- Lifeguards must still be on duty during adult swim. Per the Pool Manager at the last pool meeting, lifeguards are not required to be on duty. Our Board stated that per our contract with Bauserman, lifeguards are to be on duty at all times. Sara will address with pool manager.
- The police were called about radio the day after the last pool meeting (after radio level was increased). A statement will be posted to both websites regarding updated volume. 2011 Pool Rules should include that No personal radios are allowed at the pool without earphones.

Meeting adjourned at 8:44pm