

Roudebush Farms POA Board Meeting Agenda
September 18, 2011

Email meeting:

Emily Martin, Sara Carrington, Jennifer Hanna

Start: 7:00pm

- I. Treasurer's update
 - a. We filed 2 liens last month. Both were subsequently paid, so we can release liens.
 - b. Also received a \$400 payment from 1 home for 2012 dues
 - c. 3 new residents last month. All dues were up to date.
 - d. Duke Utilities has been set up on e-bill. Attempted to do with water account as well but business accounts cannot be e-billed.
 - e. We need to begin getting quotes for 2012 budget year.
 - i. Need to add emptying trash at parks to the mowing contract.
 - ii. Ponds have been an issue this year. They are being actively treated but not enough. Per the maintenance company, adding additional chemicals this season would kill all of the fish. Need to look at new company to maintain them next year.
 - f. President's Corner will ask for Treasurer volunteers and we will be putting in an "ad" in the newsletter.
- II. Common Area Maintenance
 - a. No complaints about mowing this year.
 - b. Several complaints about behavior at the south park. Will be putting a message in newsletter and Facebook about lewd behavior & language
 - c. Verbal complaints from Marlin Ct – 3 people with huge dogs that do not clean up dog droppings on their street and the common area out front. Will put reminder in newsletter about picking up after dogs.
- III. General community comments/questions/concerns/suggestions
 - a. Barking
 - i. Received emailed noise complaint regarding excessive barking. Did not provide a name or address in initial complaint. Resident did not respond to request for additional information.
 - ii. Received a 2nd complaint regarding a dog barking at night, so resident walked over and let dog in.
 - b. We do not proactively police the neighborhood for policy violations. Will put a reminder in the newsletter that resident's must report violations to the board for action.
 - c. Received one yard complaint. Violation letter to be sent.
 - d. Received multiple complaints regarding a resident pumping from a pond. This issue was addressed twice with the resident.
 - e. Trashcans cannot be stored in front of house. Will be place reminder in the newsletter.

- IV. Architectural Committee update
 - a. One outbuilding violation. It does not have siding. Sent violation letter.
 - b. Two approvals in July.
 - c. Three approvals in August.
- V. Communications Committee update
 - a. Fall newsletter will go out in October. Will include new sections on classifieds and recipes.
 - b. Will include a list of all the Crime Watch block captains in the newsletter.
 - c. We are not doing a fall fest this year due to the amount of work involved.
 - d. Emily will call electrician to put new globe on light post. Will post request for electrician on Facebook and in newsletter.
- VI. Pool Committee update
 - a. David York (Roudebush Woods) is leading the task of detecting leaks in system.
 - b. We have received a copy of the attendance data for year. According to the numbers, hours we had this year were appropriate. We will recommend adding additional hours on holidays.
 - c. Michelle called to have pop machine turned off for the season.
 - d. Trash has been placed on service hold for the season.
 - e. Next year we need to budget for more chair strap replacements. This will be an annual budget item but it needs to be a larger budget.
 - f. Only complaint for Pyles management is we never got injury reports even though we requested them. Will have it put in contract next year.
 - g. Emily to schedule end of year meeting for pool committee.
- VII. Other
 - a. Meeting dates for next quarter:
 - i. Oct 9th 7 pm
 - ii. Nov 6th 7 pm
 - iii. Dec 4th 7 pm
 - iv. Jan 8th – 7 pm
 - b. Annual meeting will be scheduled for February.
 - c. October is election month
 - i. Position up for election this year is Vice President.
 - ii. Will request volunteers in newsletter and Facebook.
 - iii. Will conduct voting electronically as we did last year.