

Roudebush Farms POA Board Meeting Minutes
September 19, 2016

Members in Attendance: Kelly Trent, Jeff Cook

Additional Attendance: Danielle Frederick

- I. Treasurer's Report
 - a. September 2016 Financials reviewed
 - i. 8 properties with outstanding dues balance – five are delinquent by two quarters while three others are in ongoing Small Claims proceedings
 - b. Kirkpatrick changing banks from Huntington to Mutual of Omaha for better rates – Board does not need to take any action, all accounts being transferred automatically
- II. Common Area Maintenance
 - a. Parks
 - i. Pest Control removed wasp nest under picnic table at North Park playground the week of August 8 – ticket closed
 - b. Community Ponds
 - i. Danielle received stocking quote from Aquatic Services for both ponds – recommending seven grass carp for South Pond and 17 for North Pond; Aquatic Services does not offer “mosquito fish” as a stocking option
 - ii. Danielle to follow up with Aquatic Services on best time to restock for fish viability and best results
 - c. Community Violations
 - i. Five outstanding violations for mowing
 - ii. Danielle will do drive-by inspections every other week to note violations
- III. Architecture Committee
 - a. Two requests submitted to date in August and September
- IV. Pool Committee
 - a. Kelly represented Roudebush Farms Board at Joint Pool Committee end-of-season walkthrough
 - i. Outstanding repairs for 2016 Pool Season
 - 1. Pyle's needs to paint black stripes on shallow end of pool and on stairs since this was not completed before pool was filled
 - 2. Rope needs to be power washed and cleaned due to issues with water level while awaiting pool closing
 - 3. Concrete decking crack by shallow end lifeguard station has not been repaired
 - ii. Repairs needed before start of 2017 Pool Season
 - 1. Light bulbs in pool and overhead need to be replaced
 - 2. Flapper on southside of shallow end needs replaced
 - 3. “No Diving” needs to be repainted by steps
 - 4. Thermometer needs to be replaced
 - 5. Exterior front door needs paint touched up from recent repairs
 - iii. Items that should be quoted and/or considered for the 2017 Pool Season

1. Replacement umbrellas or corner overhead tarps option
 2. Blue safety line around pool to prevent accidental falls when pool is off limits
 3. Solar blanket and repainting for baby pool – painting may be able to be done by members of Pool Committee or community volunteers if resurfacing is not an issue
 4. Foam inserts between concrete joints on decking
 5. Installation of white panel fence along front of pool entrance to prevent debris from entering baby pool and to comply with community guidelines
 6. Port replacement and broken water line repair under northside decking
 7. Installation of plants along pool pond edging to help with algae control and treatment
- b. Joint Roudebush Pool Committee recommends we decline Pyle's Pools quote to resurface and paint the deep end of the pool at this time – Board supports this decision
 - c. Vectren has finally installed regulator for new heater and pump – should allow us to keep the pool heated to 78 degrees next year without running the equipment at maximum levels and taxing the system
 - d. Pool Committee would also like to sponsor one event each month at the pool – two events were held this year
 - e. Given shifts in school schedules and weather patterns, the Pool Committee would like to review pool open and close dates for the 2017 Pool Season – may consider opening later so that pool could stay open past Labor Day or going to shorter hours on both ends to accommodate a longer season

V. Communications Committee

- a. Kelly has distributed two mails and multiple Facebook updates regarding the proposed Williams Wood edition
- b. Kelly has distributed "Save the Date" mail and Facebook post for upcoming annual POA meeting
- c. Bret Scarlavai has updated the "look and feel" of the Board website using a beta site
 - i. Kelly to review beta version of site and send feedback to Bret
- d. Roudebush Woods is planning a Neighborhood Garage Sale for September 30 and October 1
 - i. Kelly to notify Roudebush Farms in case residents would like to participate
 - ii. Jeff Cook to post signage Monday, September 26
 - iii. Kelly to coordinate with Roudebush Woods on posting to online garage sale sites

VI. Other Business

- a. Both Jennifer Wittkamp and Tony Craig have resigned from the Board effective immediately – both Kelly Trent and Jeff Cook have expressed their intention to resign in 2016 as well
- b. Danielle and Kelly have distributed mails to the community seeking new Board members – we have received one query to date from Joseph Gabrielli; Kelly to follow up this week on open positions
- c. Danielle has worked with Boards with two or less members, but it does pose problems for business requiring a vote and for liability issues

- i. Danielle to be added to the Board e-mail and will be first line of response going forward for Board inquiries – Kelly to add her to distribution list
- ii. Board will post reminder to Facebook and address call for new members at October 2016 Annual Meeting
- iii. Board Meeting schedule will shift to quarterly meetings plus one annual meeting going forward to ease time commitment for current Board members

VII. Next Meetings

- a. 2016 Roudebush Farms Annual Property Owners Association Meeting – Sunday, October 2, at 2 p.m. at Noblesville Public Library