

Roudebush Farms POA Board Meeting Minutes
August 8, 2016

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

Additional Attendance: Mia Evans, Danielle Frederick

- I. Treasurer's Report
 - a. July 2016 Financials reviewed
 - i. 16 properties with outstanding dues balance – 12 are delinquent by one quarter while four others are in ongoing Small Claims proceedings
 - ii. Jeff and Mia confirmed that Reserve Funding is split between two money market accounts, neither of which have budget restrictions
 - b. Board reviewed preliminary CY17 Budget
 - i. Attending members had no concerns with budget draft
 - ii. Kelly to route CY17 Budget and other Annual Meeting documents to other Board members for review via e-mail by 8/19
 - iii. Danielle needs feedback and approval by end of month in order to get Annual Meeting materials distributed by deadline
- II. Common Area Maintenance
 - a. Street Lights – Work order closed for street light at Godfrey and Promise Road – light was functional when inspected
 - b. Parks
 - i. Pest Control scheduled to remove wasp nest under picnic table at North Park playground 8/9
 - ii. Mia confirmed that playground mulching is included in our current landscaping contract
 - c. Community Ponds
 - i. Mia received quote of \$236 from Aquatic Services for dyeing both ponds
 - ii. Mia to follow up on quote for stocking both ponds as well
 - d. Community Violations – Two outstanding violations for gazebo repair and an RV parked in public view
- III. Architecture Committee
 - a. No requests submitted to date in August
- IV. Pool Committee
 - a. Roudebush Woods has approved additional repairs for CY16 pool season and would like Roudebush Farms to sign off as well
 - i. Sand filtration replacement
 - ii. Valves and broken fittings repair
 - iii. Door strike plate and exit mechanism replacement
 - iv. "No Glass" signage
 - b. Board reviewed repairs and cost estimates and has approved expenses for CY16
 - c. Kelly to submit receipt for reimbursement for out-of-pocket expenses for Roudebush Community Pool Party to Danielle

- d. Pool Committee sponsoring a Roudebush Community Night Swim August 20, from 9 to 11 p.m. and will split the cost of lifeguard fees between both communities
- e. Kelly to work with Roudebush Woods Pool Committee members to schedule end-of-season walk-through for pool

V. Communications Committee

- a. Board has put newsletter update on hold due to limited resources – will instead continue to utilize Facebook and Mail Chimp for community updates as needed
- b. Bret Scarlavai has volunteered to update the “look and feel” of the Board website and to offer webmaster services for free next year as part of his work-required volunteer hours
 - i. Mia to send Kelly Board’s Taxpayer ID for Bret’s paperwork
 - ii. Kelly to review beta version of site and send feedback to Bret before the end of month

VI. Next Meetings

- a. September 2016 Board Meeting – Monday, September 19, at 6:30 p.m. at Noblesville Public Library
- b. 2016 Roudebush Farms Annual Property Owners Association Meeting – Sunday, October 2, at 2 p.m. at Noblesville Public Library