

Roudebush Farms POA Board Meeting Minutes
July 8, 2015

Members in Attendance: David McNelis, Kelly Trent, Jeff Cook, Jodi Peck

Additional Attendance: Mia Evans (Kirkpatrick), Christine McNelis (Pool Committee)

- I. Treasurer's Update
 - a. Jeff and Mia to prepare draft 2016 POA budget for review at next meeting
 - b. Board is recommending a slight dues increase to keep reserve funding at appropriate levels per study recommendations
 - c. \$31 increase would bring dues to \$460 per home and keep reserve funding steady through 2019
- II. Common Area Maintenance
 - a. No new items to discuss
- III. General Community Concerns
 - a. Majority of violations relatively minor and concern mailbox upkeep or trashcans
 - b. Issue on Hylas in the cul-de-sac with multiple cars parked in yard and in street for more than two consecutive days
 - c. Ongoing issues with home on Godfrey – Mia has noticed an effort being made so Board has not pursued legal action at this time
- IV. Architectural Committee Update
 - a. Five requests submitted and approved in May for pergola, patio expansion, fence, shed, and door painting
 - b. Two requests submitted and approved in June for fence and outdoor lighting
 - c. Three requests submitted in July to date – in the process of being reviewed
- V. Pool Committee Update
 - a. Pool Heater needs to be replaced, but there is a bigger issue with pressure system feeding the heater, which will continue to cause issues until addressed
 - i. Woods Board has expressed concern with Pyle's and believes they are liable for repairs because this issue was not flagged on prior inspections, but nothing in writing
 - ii. Current contract with Pyle's runs through 2017, but nothing in contract prohibits Board from using other vendors for repairs
 1. Mia to request quotes from other vendors
 2. If Woods budget is an issue, RF Board to propose loan to cover RW portion of repairs
 - iii. Frank from Roudebush Woods planned to attend today's RF Board meeting, but did not come
 - b. Ongoing debate over pool age regulations and repairs
 - c. Residents have expressed concern about individuals who have moved out of neighborhood continuing to have access to pool
 - i. We don't have a way to deactivate pool FOBs with current system

- ii. Could cancel all cards and reactivate one by one by requesting residents to call in with card number
 - iii. Cost to reissue brand new pool cards would be around \$10 per card
- d. Umbrellas are being replaced on an annual basis due to the purchasing of low-quality and cheap replacements – Board recommends quoting better quality umbrellas for this year's replacement, perhaps even looking for ones with a warranty
- e. Mia to quote other cosmetic repairs including decking, cracks, screens, and painting of patio enclosure
- f. Mia to review contract for black line painting in pool to see if there is a warranty of any kind; if not, Mia to quote cost of this repair as well
- g. David to follow up with Frank to schedule a joint meeting between Roudebush Farms and Roudebush Woods POA Boards to discuss pool issues

VI. Communications Committee Update

- a. Kelly to prepare an "End of Pool Season" announcement

VII. Other

- a. September 2015 Meeting – September 17 at 6 p.m. at Panera
- b. POA Board Annual Meeting – October 18 at 1:30 p.m. at Noblesville Public Library