

Roudebush Farms POA Board Meeting Agenda September 8, 2010

Members in Attendance:

Sara Carrington, Emily Martin, Janet Condry, Danny Alberts

Meeting called to order at 7:03p

- I. Crime Watch- An information booth will be set up at Fall Fest. We need participation from 40% of our homes in order to be enrolled in the program. Following the Fall Fest we may have online sign-up available as well. The purpose of the program is to promote communication within our community. Residents are not asked to fight crime but merely report suspicious activity to the police. We will need block captains to volunteer as well.
- II. Treasurer's update
 - a. Pool: We received a bill from CASI for pool expense through June. Corrections and adjustments were made as needed. Check sent out for \$11,592.57. Pool utilities should be turned off following the closure of the pool in the fall. We need copies of pool landscape/lawn care contracts to verify billing amounts.
 - b. Based on our projected budget for the remainder of the year, we will only need to borrow \$7,500 instead of the planned \$15,000. Overall budget shortfall is due to the streetlight lease that was given to us from Boomerang Development. This year we cut back on several services such as lawn care, weed spraying and not planting flowers. Next year we will have a reserve account and will return to more normal operations for our services.
 - c. Two Dues payment plans are not current. If they are not paid in full by the end of September, we will immediately file a lien on the property. We still need copies of the paperwork for the small claims lawsuit we filed.
 - d. Our insurance policy expires in January. We may need to review insurance policy. We also need to start gathering estimates for pond, spraying, lawn care, etc for 2011.
- III. October election- Two volunteers have stated they will be running for President. All voting will be electronic. We will vote on the position of President along with several other community issues. A short optional survey will also be included with the vote. This will give residents an opportunity to make suggestions about our pool, community activities and common areas.
 - a. Residents are encouraged to participate in the October election. We only had less than 40% participation in our last vote.
- IV. General community comments/questions/concerns/suggestions
 - a. Violations and complaints for August- Four violation letters were sent out this month. One homeowner will receive a second letter because the clean-up was not completed.
 - b. The Board may want to consider doing an annual or bi-annual walk-through of the neighborhood of violations. Brooke Beavers volunteered to participate in this group.
 - c. Lawn care schedule for common areas- Common areas are mowed every two weeks. Earlier in the summer they were cut weekly. Residents in attendance

complained that the back portion requires more frequent or better mowing. Complaints that mowing is patchy in spots.

- d. A Resident suggested using the Paper Retriever recycling program as a way to potential reduce our dues. This program pays organizations based on the amount of paper they recycle. Emily looked into it however this program is only available for non-profits (we are a not-for-profit). Since we have curbside recycling available we won't pursue this program.
- V. Architectural Committee update- Since the newsletter, one fence, one shed and one deck have been approved. The non-sided shed on Hylas will be sided this month.
- VI. Communications Committee update
- a. Fall event scheduled for September 18. We will have the police and fire departments, a bounce house, sno-cone machine, cotton candy machine, hot dogs & burger. We will need volunteers to help with the event.
 - b. The Fall Fest is being paid for by the POA, however the cost is approximately \$2 per household.
- VII. Pool Committee update
- a. The Pool is now closed for the season. Aquadocs, our chemical company, is doing a lot of work to get it closed for winter. We are already working on contracts and services for next year's season
 - b. The Joint Pool Committee will be meeting next week to review this year's pool season including suggestions and recommendation for next year.
 - c. A resident mentioned that they have seen lifeguards sitting next to each other talking while on duty. The Board is aware of this issue and several other state statues that were not followed this pool season. We are working on resolving these for next year.
 - d. Residents are always encouraged to submit suggestions about the pool. Send suggestions to pool@roudebushfarms.org

General comments

A resident suggested that the Board revisit the portion of the Covenants that require a small percentage of homeowners votes to change the covenants. This topic will be added to the agenda of a future board meeting.

There are several projects within the community that were not completed by the developer. We are in contact with the original landowner to obtain documents outline the developer's responsibilities. Projects incomplete include planting trees, building a brick monument & installing a sprinkler system at the north entrance, and finishing the north playground.

Meeting adjourned at 8:21 pm