

**Roudebush Farms POA Board Meeting Agenda**  
**February 11, 2014**

**Members in Attendance: Jeff Cook, Emily Martin**

Additional Attendance: Erik Robertson with Reserve Specialists, Inc.

- I. Review of Reserve Study from RSI
  - a. Reviewed proposed study and discussed replacement & maintenance frequency for assets
  - b. Will revise study based on several line items that are already included in our annual budget
  - c. Requested feedback on initial funding available for reserve fund
  - d. Briefly discussed snow removal options and RSI suggested using resident to clear cul-de-sacs.
- II. Treasurer's update
  - a. Delinquency report was distributed. Unpaid for 1<sup>st</sup> quarter = \$3,979.75
  - b. Payment arrangements- Not keeping arrangements = \$3,995.19
  - c. Based on current financial situation, \$10,000 can be used to start the reserve fund.
  - d. An additional \$5,000 may be available before the end of the year. Will be reviewed again in the fall
- III. Common Area Maintenance
  - a. The front entrance light is being repaired
  - b. The city has been notified about incomplete tree trimming from last year
- IV. General community comments/questions/concerns/suggestions
  - a. Residents have expressed interest in getting some assistance with snow removal. Leah will prepare quotes for next year.
  - b. Violations- 23 notices in January for trash, car parked on street, Christmas tree & toys in yard
- V. Architectural Committee update
  - a. January total: None.
- VI. Communications Committee update
- VII. Pool Committee update
  - a. During RSI's inspection of our property, he noted dry rot on the pool house. Leah will be asked to obtain quotes.
- VIII. Other
  - a. Annual meeting will be held Sunday, January 26, 2014 at 2pm at the Noblesville Library
  - b. Next Board Meeting:
    - i. Tuesday, March 11 at 5:30pm at Panera