

Roudebush Farms POA Board Meeting Minutes
May 2, 2010

Members in Attendance:

Bob Anderson - President

Emily Martin – Vice President

Janet Condry - Treasurer

Sara Carrington – Secretary/Member at Large

- Meeting Minutes for 4/11/10 approved.
- Insurance – Still need copy of FULL Woods policy, not just declarations page. Bob to obtain full copy.
- Signs – All pond, park and soliciting signs are installed now.
- Entity registration w/ secretary of state's office – Per Bob, can't do anything until June 2010.
- Pool packet – Pool packet will hopefully be done next week. Bob will ask Woods for a copy of last year's pool packet. Janet would like copy before our pool meeting on 5/10/10. Emily would like to see us post the pool rental fee more publicly and prominently.
- Pool – Janet wrote and sent the letter regarding contract issues. Meeting scheduled with Woods Board, Pool Contractor and Farms Board on 5/10/10. Janet supplied reports on expenses we overpaid for 2009 and a list of questions to be addressed at the meeting. Work day was today (5/2) to do a bit of clean up.
- Sheriff Sale Notices – Received 2 this month. Emily to file liens for 2010 dues ASAP.
- Budget/Bill Review – Checks signed by Bob and Emily for monthly reimbursements and bills. The following reports supplied by Janet to Bob and Emily:
 - Dues report
 - Income & Expense report
 - Weekly deposit
 - Overall, the budget looks good. We'll be good if we are able to collect from the banks.
- Comments, complaints, violations
 - Emily spoke with a resident who was concerned with conflict of interest regarding the pool management contract and a Woods Board member. She assured him that the Farms Board is scrutinizing this issue carefully, as we did not agree to the contract before it was awarded. Janet has also fielded three calls regarding the same issue.
 - Emily has received several complaints regarding the use of poor language at the front park and the north pond. Foul language is not in the covenants and the Board cannot police the issue.
 - Bob to speak with Ryland about the holes left behind when they remove their signs. This is a danger.
- Community Day – Nancy Anderson took pictures. Emily plans to put pictures and a thank you to participants. Notes for next year:

- Renting or borrowing Bobcats would assist in moving mulch more easily.
 - We will also need more mulch – we had 50-60 yards this year.
 - Agreed to start planning earlier next year (January) so we can post a list of needed items on website.
- Ponds – Ponds will be sprayed early the week of 5/3/2010.
- Mowing – The road frontage on Promise Rd is city property but the city does not ever mow it. This area will be mowed only once a month. Everything else will be done on an as needed basis.
- Pool Committee - Pool card issues taken care of. We are still missing approximately 60 card numbers. Will begin to copy all of pool committee members on pool emails
- Architectural Committee
 - Five requests/approvals this month. All were answered within 1-2 days.
 - Will supplied us the committee's recommendations on covenant changes regarding outbuildings and fences.
 - Will has created a list of homeowners that did not get the appropriate approvals before they erected play sets, fences, decks, etc. Janet prepared a letter to be sent to these homeowners which will require them to fill out the appropriate paperwork and have them approved by the architectural committee.
 - Janet would like to see us get more specific in the covenants regarding lawn maintenance, list annual charges for forced maintenance, require copies of renter agreements for properties that are rented.
 - To change covenants we must give at least 30 days and not more than 60 days notice prior to vote. Emily suggests sending out an emailed notice and voting form. Will require printed name and signature so that we can verify homeowners and that dues are current.
 - Will try to get changes finalized and a notice posted on website prior to June Board meeting.
- Meeting adjourned.