

**Roudebush Farms POA Board Meeting Minutes**  
**June 22, 2016**

**Members in Attendance: Kelly Trent, Greg Dempsey**

Additional Attendance: Mia Evans

- I. Treasurer's Report
  - a. No Treasurer's Report this month since Jeff is on vacation – will review at next Board meeting
  - b. Nine properties with outstanding dues balance – seven are delinquent by one quarter while two others are in ongoing Small Claims proceedings
  - c. Mia to do draft of CY17 budget and route to Board for review before August 2016 Board meeting
- II. Common Area Maintenance
  - a. Work order opened for street light at Searay and Pacifica – resident reports that light is always on
  - b. Top bar of North Playground swing set has been secured
  - c. Community Ponds
    - i. Aquatic Services has treated the primrose and algae in the South Pond and mowed/weeded down to the water's edge – primrose is dying, but algae is to be expected with the current weather patterns
    - ii. Mia to request stocking and dyeing quotes for both ponds since we have not stocked for several years
      1. Greg suggested "mosquito fish" as possible stocking solution
      2. Greg also suggested we consider installing prairie grass to combat the mowing issues around the pond's edge – likely will not have funds to do so this year, but can recommend this as an alternative for homeowners concerned with mowing down to the water's edge
  - d. Mia to submit requests for quotes for CY17 playground inspection and mulching at playgrounds
  - e. Resident notified Board about several low-hanging trees in community that are encroaching on the sidewalks – Mia to put in a request for trimming with City of Noblesville for trees located in the easements
  - f. There are a handful of ongoing violations, mostly for painting and weeds – Mia to contact City of Noblesville about broken down vehicles that have been reported by residents on Hylas
- III. Architectural Committee Update
  - a. No update this month – will review at next Board meeting
  - b. Majority of requests received have been for roof repairs and replacements
- IV. Pool Committee Update
  - a. Roudebush Woods would like to host a summer event at the Community Pool July 3 and has asked us to contribute funding for prizes (e.g. beach towels) and refreshments to be split between guests from both neighborhoods – Kelly to contact Joint Pool Committee to approve up to \$200 to cover Pool Party expenses

- b. Concrete deck by lifeguard chair is still not repaired
  - i. Roudebush Woods Board indicated that this repair was approved and contracted last year, but no work has been completed to date
  - ii. Kelly to follow up with Roudebush Woods Board
- c. Neither Board has access to key for glass display case at Pool House which contains out of date information regarding the Community Pool – Mia to put in a work order to see if key can be found for lock and replicated for both Boards
- d. Card reader has had intermittent issues reading pool cards since Community Pool opened in late May
  - i. Resident from Roudebush Woods who works professionally with card readers volunteered to look at reader since any warranty we had has long since expired
  - ii. Resident was able to make some adjustments, and card reader is now functioning
  - iii. Card reader will likely need to be replaced in next few years, but is an extremely expensive repair – both Boards have agreed to continue to use this reader until no longer possible to do so
- e. Jennifer Jenkins from Roudebush Joint Pool Committee has flagged some issues caused by recent storms in the area
  - i. She reported leaking from the ceiling in the entryway as well as some damage to pool chairs and fencing
  - ii. She is asking Pyle's to repair the handful of damaged chair straps and to let us know if any other damage is found
- f. We are still missing "No Glass" signs at the pool – Kelly to follow up with Roudebush Woods Board to see if Pyle's has been contacted

#### V. Communication Committee Update

- a. Crime Watch and the Hamilton County Sheriff's Office have asked the Board to share information about its Offender Watch Registry with the community – Kelly will add information about the website to the Summer 2016 newsletter she's working on
- b. Kelly to request mini biographies of new Board members for the Summer 2016 newsletter
- c. Kelly to post reminder about July 2016 Q3 Dues payment to Facebook Page
- d. Kelly to post reminder about August 2016 Board Meeting to Facebook Page as well as regular website updates

#### VI. Other Business

- a. Mia provided overview of new legislation that may impact POA Board
  - i. Open Board Meetings
    - 1. All POA Board meetings must be open to residents
    - 2. No requirements about notifying residents, so Mia recommends we continue to post information on Board website
    - 3. Board cannot discuss delinquencies or litigation during meeting, but will need to call an Executive Session if have these items to discuss – litigation may only be discussed with lawyer present
  - ii. Ham Radio
    - 1. Law not passed – just proposed – with no timeline for possible enactment

2. If passed, POA Board cannot deny residents the right to install a ham radio antennae on their property – can restrict size of antennae and location in bylaws
- iii. POA Dues Tax Deduction
  1. Law not passed – just proposed – but expected to be approved in Hamilton County
  2. If passed, homeowners with an Adjusted Gross Income of \$100K Single or \$150K Joint or less will be eligible for up to a \$5K tax deduction for POA dues
  3. If passed, Kirkpatrick and the Board will need to collect Social Security Numbers to issue 1099s, which could be challenging
  4. Kirkpatrick is closely monitoring this and will put a process in place as it becomes more clear whether this bill will pass or not

VII. Next Meetings

- a. August 2016 Board Meeting – Monday, August 8, at 6:30 p.m. at Panera Bread in Noblesville
- b. September 2016 Board Meeting – Monday, September 19, at 6:30 p.m. at Noblesville Public Library
- c. 2016 Roudebush Farms Annual Property Owners Association Meeting – Sunday, October 2, at 2 p.m. at Noblesville Public Library