

Roudebush Farms POA Annual Meeting Minutes
October 2, 2016

Members in Attendance: Kelly Trent and Jeff Cook

Additional Attendance: Danielle Frederick and Dan Quigley (Kirkpatrick Management)

Residents in Attendance: Six residents, including Christine McNelis (Pool Committee)

- I. Roll Call and Board Introductions
- II. Review of September 2016 Meeting Minutes
- III. Treasurer's Report
 - a. CY17 Budget reviewed
 - i. CY17 dues to remain at \$460 per home and payable on a quarterly basis
 - ii. CY17 Budget includes all anticipated operating expenses plus reserve funding
- IV. Election of Board of Directors
 - a. No residents submitted paperwork to run for positions on the Board – no election held
 - b. Tony Craig and Jennifer Wittkamp resigned from the Board in CY16
 - c. Kelly Trent and Jeff Cook announced their intentions to resign as soon as replacements are found while Greg Dempsey to continue in his current role for CY17
 - d. Christine McNelis and Sarah Disser to continue in their respective roles on the Pool Committee and Architectural Approval Committee for CY17
- V. Common Area Maintenance
 - a. Board approved additional algae treatments and restocking of community ponds to offset conditions caused by the extreme heat and lack of rain this summer and early fall
- VI. Pool Committee
 - a. Roudebush Woods and Roudebush Farms approved significant repairs for CY16 pool season
 - i. Heater and regulator replacement
 - ii. Umbrella and lounge chair strap replacement
 - iii. Shallow-end resurfacing and painting
 - iv. Door locking mechanism replacement
 - v. Pool house and exterior and interior door painting
 - b. Kelly Trent represented Roudebush Farms Board at Joint Pool Committee end-of-season walkthrough
 - i. Outstanding repairs for 2016 Pool Season to be addressed at Pool Closing
 1. Pyle's needs to paint black stripes on shallow end of pool and on stairs since this was not completed before pool was filled
 2. Rope needs to be power washed and cleaned due to issues with water level while awaiting pool closing
 3. Concrete decking crack by shallow end lifeguard station has not been repaired
 - ii. Repairs needed before start of 2017 Pool Season
 1. Light bulbs in pool and overhead need to be replaced

2. Flapper on southside of shallow end needs replaced
3. "No Diving" needs to be repainted by steps
4. Thermometer needs to be replaced
5. Exterior front door needs paint touched up from recent repairs
- iii. Items to be quoted and/or considered for the 2017 Pool Season
 1. Replacement umbrellas or corner overhead tarps option
 2. Blue safety line around pool to prevent accidental falls when pool is off limits
 3. Solar blanket and repainting for baby pool – painting may be able to be done by members of Pool Committee or community volunteers if resurfacing is not an issue
 4. Foam inserts between concrete joints on decking
 5. Installation of white panel fence along front of pool entrance to prevent debris from entering baby pool and to comply with community guidelines
 6. Port replacement and broken water line repair under northside decking
 7. Installation of plants along pool pond edging to help with algae control and treatment
- c. Pool Committee would like to sponsor one event each month at the pool – two events were held this in CY16
- d. Given shifts in school schedules and weather patterns, the Pool Committee would like to review pool open and close dates for the 2017 Pool Season – may consider opening later so that pool could stay open past Labor Day or going to shorter hours on both ends to accommodate a longer season

VII. Architecture Approval Committee

- a. No requests to date in October

VIII. Communications Committee

- a. Board continues to utilize Roudebush Farms POA Facebook Page and Mail Chimp e-mail to communicate with residents
- b. Kirkpatrick Management also maintains an e-mail database for the neighborhood and distributes physical mailings for annual Board meeting and major community announcements

IX. Next Meetings

- a. Board to move to a quarterly meeting schedule in CY17
- b. Q1 Meeting - TBD