

**Roudebush Woods Homeowners Association, Inc.**  
**2010 Annual Meeting**

Faith Community Church  
October 26, 2010 at 6:30 p.m.

**Agenda**

I. Call to Order – President – David York 6:37 pm

II. Introductions:

a. Board of Directors

President – David York  
Vice President – Patrick Propst  
Treasurer – Donna Zenthoefer  
Secretary – Bob Hackenberg  
Member at Large – Frank Perry

b. Property Managers – Community Associations Services of Indiana

Hank Thompson

We are a group of concerned homeowners who volunteer our time, talent and activities to help make Roudebush Woods the home we all want it to be. No board or other actions will take place at this meeting, due to no quorum of homeowners. Homeowners run for the board, but directors on the board are voted upon by those elected to the board.

III. Budget Summary

a. Operating account balance \$11,283,

b. Reserve account balance \$15,695 as of 9-30-2010

IV. Board Remarks

Great year, we have welcomed our sister neighborhood board to operating Roudebush Pool. We have tasks which are needed each year, including but not limited to woods clean up, playground mulch, pond clean up and pool opening and closing.

V. Committee Reports

We still need homeowner support, as we have not had volunteers for committee's that we would like to have.

Pool committee: Creating a opening and closing checklist, general understanding of pool operations and contracts. We had a great pool vendor providing lifeguards and pool maintenance for the second year in a row, Bauserman Pool and AquaDocs. The Roudebush Pool Committee (RPC) operates as a team of two homeowners from the Woods and two members from the Farms. If we have a problem there is not a way to solve the problem, due to the numbers of 2 and 2 and the contract provided by Thompson Land Management. We also have no way of solving a problem between boards except to pay for a mediator. It is going to take teamwork and a willingness to put the community first. We would like to refinish the bottom of the pool to keep little toes from bleeding. Last year we fixed four leaks in the pool which saved money spent on water and gas to heat the water. Mother nature helped us out with some normal Indiana summer weather, which helped cut gas cost when heating the pool. We worked out heating the baby pool if needed but the fountain eliminates the heated water and as mentioned previously Mother Nature helped us out there also. With the formation of the Roudebush Pool Committee, (RPC), we need to have agreement on expenses and budget.

Radio volume at the pool has been measured by Noblesville Police and was listed 20 decibels lower than city ordinance at the volume highest spike during one song.

#### VI. Introductions of Candidates

Donna chose to run again for the board. We will not send out ballots due to the fact we have two positions open and only one homeowner submitting their application.

#### VII. Open Floor to Members

- a. Where can homeowners find information about how to help and when? We the board will attempt to get a list together and push for more community days. We have attempted this in the past and weather has not always worked out for us.
- b. Time involvement: We have heavy time involvement during the spring than any other time, but we have monthly meetings and attempt to do some board work via our website and email.

#### VIII. Closing Remarks

#### IX. Adjournment 7:40 pm