

Roudebush Woods POA meeting July 27, 2010

A. Call to order

Location: Noblesville Public Library

Time: 6:10 PM

Members present: Bob Hackenberg, David York, Donna Zenthoefler, Hank Thompson (CASI);

B. Formal approval vote of previously posted and approved June Board meeting minutes

Approved 3-0

C. ARC requests

None

D. CASI Management Review

The Board voted 4-0 approving a write off for acct 154-1623 for \$673.72 due to sheriff's sale. The debt will be turned over to a collection agency. The Board voted approval to a write off for acct 177-0753 for \$868.64 due to bankruptcy.

CASI will prepare a pool billing for Roudebush Farms.

CASI will follow up with AquaDoc on his quote for refinishing the rough areas on the bottom of the pool.

Landscape quotes will be separated by the HOA and the pool areas with the possibility that one contractor may not get both.

E. Old Business

- Treasury Report – We appear to be on budget
- Cattails in the retention pond by the pool, the board previous approved \$75 dollars to have the cattail treated in the fall.
- Changeable text sign at 191st entrance – is installed and the sign portion needed to be repaired, which is in progress as of this meeting.
- Yard Lights – information provided to CASI and hence will be provided to the city as described in Roudebush Woods existing procedure.
- Backwash valve certification cost of \$150 was completed, and all proper paper work provided to Indiana American Water. A total of three valves need to be certified each year. Two of the valves are irrigation valves for Roudebush Woods. The other valve is a shared expense with Roudebush Farms for the Pool.
- Primrose \$866 was paid to treat the Primrose.
- Roudebush Woods newsletter – have around 30 households who have sent email addresses to receive the newsletter. We have completed the newsletter and it will be sent out soon.
- Pool Committee, we need to provide information such as an email address on the board website. David York is the board member liaison to the pool committee. All decisions will have to be board approved prior to actions being taken except when a matter of safety, imminent danger or law requires immediate action.
- Pool contracts – we will still have CASI continue to obtain the contract quotes and provide them to

our board.

- The biggest non yearly expense for next year with the pool will be to fix the bottom of the pool. CASI will get estimates, we expect this expense to be expensive as we would like the entire existing covering to be removed and new surface placed down with a warranty.
- Lawn contracts – as stated by CASI, all contracts will be presented as always but the shared expenses will have to be approved by both Roudebush Farms and Roudebush Woods.
- Pool cards via our normal provide increase in cost, we will explore other vendors if possible.

F. New Business

CASI will contact Steve Tillman of Country Gardens Landscaping regarding our contracts.

August 6 had a scheduled pool party canceled.

Meeting adjourned at 7:28