

Roudebush Woods HOA Meeting Minutes
March 22, 2011

Call to order: 6:10 pm.

Present: Frank Perry, David York, Bob Hackenberg, Damien Hunt, Hank Thompson (CASI)

Minutes for February: Approved via email

ARC Requests: Two ARC requests were submitted and approved by the board

CASI Management Review:

1. The pool management contract has been signed.
2. There will be a pool committee meeting on March 30.
3. Pool repair contract: the board voted to strike the repair of of the wading pool but accept the repair of the main pool.
4. So that we can have the same insurance representative as Roudebush Farms, we will ask American Family Insurance to change our representative to the one used by the Farms.
5. We have three sets of keys to the pool facilities and Bauserman still has one set. We will ask that they return them to us.
6. The Farms asked us to sign a joint operating agreement that they drew up. The board voted against this because the current procedures do not require one.
7. The board voted to have CASI send a Final Notice to the Farms to collect unpaid pool expenses from last year. The Farms will have 10 days to settle the debt. If they do not comply, the attorney will take the issue to small claims court and will ask that the debt be paid along with attorney fees.
8. It was mentioned that the Indiana legislature is considering a bill to require home owners associations to put up barriers around retention ponds. We will continue to monitor this legislation.

Old Business

1. The board voted to approve the landscaping contract for around the pool. These expenses are to be kept separate from the rest of the landscaping done in Roudebush Woods. The Farms will share these expenses.
2. Yard lights: 8 have been recorded as having been out for the past three consecutive months.
3. Playground equipment: the second bouncing duck is now broken and we need to decide whether to repair it or replace it. The suggestion was made to consider buying a completely different piece of playground equipment, possibly one that is more sturdy.
4. Rain garden: the city agency that provided the original grant will be voting on whether they will renew this grant to us. We have passed the deadline for making use of the original grant.

New Business

1. The next board meeting is April 26.
2. There are several lights out at the two entrance signs. It was judged that enough were still working that no action was needed right now.
3. A sprinkler head is broken at the 191st St. entrance. David York has two in reserve and will replace the broken one.
4. One of our residents had witnessed a couple of juveniles from the development carving a racist comment in a tree at the playground. The board will contact the parents of one of these juveniles.

Meeting adjourned : 7:54 pm

