

Roudebush Woods HOA Meeting Minutes
November 24, 2010

Call to order: 6:15 pm.

Present: David York, Donna Zenthofer, Frank Perry, Bob Hackenberg, Hank Thompson (CASI)

Minutes for October: Approved via email

ARC Requests: None

CASI Management Review:

1. There were two houses sold at sheriff sales requiring a write-offs of back dues of \$1248.98. The board approved the write-offs. We are now over budget by \$2105.68 for the year for write-offs.

2. Roudebush Farms has an outstanding balance of \$1320.02 for pool expenses for the current year. CASI sent them a letter a month ago and has not heard anything. CASI will follow up.

3. CASI received estimates for the dredging of the pond near the pool. The estimates were in the range of \$5000. Roudebush Farms would have to approve any expenditure as this is shared property, we decided to place this action on hold.

Old Business:

1. Treasurer's Report: Not currently available due to the fact that the financial information was not available at the time of the meeting. Members will review the financial information when received.
2. Yardlights: 16 repeasts, 15 fixed, 4 new ones)
3. Broken duck at playground: Replacement will cost around \$600. No action taken.
4. Newsletter: sent out via email for the quarter.
5. Email blaster: we add about one subscription a month.
6. Facebook page: The address for Roudebush Woods is <http://www.facebook.com/pages/Roudebush-Woods/132564843454902?ref=sgm>

New Business

1. Pool Contract: We have received only one bid for pool management for 2011. It is from Pyles Pools for \$37,496. Our vendor for the past two years, Bausermann/AquaDoc's, chose not to submit a bid.
2. Landscaping: we considered several bids for landcapting and decided to stay with US Lawns. Their bid was for \$2593.
3. Pool Landscaping: Roudebush Farms had asked that we reexamine what the actual boundaries are for the the pool since they share in the cost of the landcapting around that area. In lieu of paying for a survey, we check on the data shown on the Hamilton County tax map website. We were surprised to learn that the joint property shared with Roudebush Farms includes the area around the pond. We will check with US Lawns to see what the the actual cost of maintain the landscaping around the pool and the pond were and retroactively bill Roudebush Farms for the difference. We will also ask US Lawns to break out the cost for the upcoming year so that Roudebush Farms can budget for the increased amount.
4. 2011 Budget: We approved reallocating some of the budget for the woods maintenance to increase the amount budgeted for covering write-offs due to foreclosures and sheriff sales.
5. Audit: we have asked Hank Thompson to get a bid for performing an annual audit of our finances.

6. December meeting: we have decided to move the last meeting of the year to December 14. CASI will attempt to get a room reserved for that date.
7. Board member appointment: The board voted to approve Damien Hunt as a board member for until December, 2011. Damien was present at the meeting and has accepted the appointment. There had been insufficient self-nominations to fill out the board for 2011.

Meeting adjourned : 8:15 pm