

**Roudebush Woods HOA Meeting Minutes**  
**June 28, 2011**

**Call to order:** 6:03 pm.

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

**Minutes for March:** Approved.

**ARC Requests:** There was one ARC request which was approved with restrictions

**CASI Management Review:**

1. Lien laws have changed. Those liens filed after July 1, 2011, can be foreclosed on after 90 days. Those filed previous to that could not be foreclosed on until after one year.
2. A car was towed from the pool parking lot because it was parked in the spot for bicycles and had not moved for several weeks. It turns out that the car was inoperable. It belongs to one of the residents. That person received a number of email and phone notifications before it was towed.
3. The request for payment from Roudebush Farms for pool expenses for 2010 was rejected by them. It will now be turned over to small claims court.
4. CASI set up a debit card for us based on a checking account. It is renewable and carries no fee. It was set up originally for \$500 and this money has nearly been spent. The board voted to put another \$500 in it.
5. Our insurance agent has changed again but we are still with the same company.
6. The board voted to withhold \$1000 for the work done by Pyles Pool before the pool opened. The issue is that they did not paint the black lines on the steps. This work can now not be done until the pool is drained at the end of the season. Once the painting is done, we will pay the final amount.
7. There is primrose on all three ponds. Leistner quoted \$952.30 to complete the work. The board approved having the work done.

**Old Business**

1. Thirty yard lights were out during the last inspection. About 14 have been out for the last three consecutive months. Since it is a requirement both by the covenants and by the city to have these lights burning from dusk to dawn, the board has to send out a first notice after the light has been out two months in a row. If no action is taken by the homeowner, the board will attempt to fix the problem by replacing the bulb. Whether this fixes the problem or not, \$20 will be added to the next quarterly bill.
2. The basketball goal is rusted and in need of repainting. This is still in progress. David York will check to see what replacement equipment we might get for the two bouncing animals that have been broken.
3. There had been a question of who should be mowing around the pond and on the west side of the 191<sup>st</sup> St. entrance. US Lawns is taking care of those two areas.
4. In an attempt to install the rain garden in the playground a tiller was rented for tilling up the area where the rain garden will be. It turned out that the ground was so hard that the tiller had no effect. It was returned for a partial refund. A river birch tree was purchased and it will be planted by the weekend.

**New Business**

1. The next board meeting will be held on June 26.
2. Pool committee report: The new pool cards have arrived. The cost was \$89 for 100 of them, a cost that was considerably lower than what we had been paying in the past. The purchase of

pool cards will be made a budgeted item in the future. We now have trash service from Republic for the pool. Prior to Monday pickup, the trash container has to be pulled out to Balfour because trash trucks cannot turn around in the parking lot. On June 27 a little girl had hurt her fingers on a drain in the pool. The problem was that the vacuum system had been left on. On June 2 the pop machine was working and it was fixed on June 5. On June 27 the baby pool was closed due to low chlorine. A key to the bulletin board was given to Emily Martin of Roudebush Farms. They had been given one before but do not have it. The lifeguards record their hours on paper. Pyles Pools had promised a touchtone phone system for recording hours but still have not delivered on this. We have a new Roudebush Woods pool committee member by the name of Kim.

**Meeting adjourned : 8:17 pm**