

AC Attendees:

Brad DeReamer
Jim Mervilde
Jim Miles
Judy Spears
Larry Amick
Larry Raasch
Lynne Flynn
Mike Moore
Terry Reef

AC Absent:

CMS Present:

John Doehrman
Cathy Paschen
Lee Clouse
Brad Bryant

- I. Call to Order and Introductory Comments – Jim Miles: Jim called the meeting to order.
- II. Adoption of Agenda: Motion to accept agenda by Jim Mervilde; Motion seconded. 9 Votes yes.
- III. Approval of Minutes of the March 15, 2016 AC Meeting.
Motion to approve minutes by Jim Mervilde; Seconded. 9 Votes yes.
- IV. Approval of the Minutes – March 25, 2016 special meeting
Motion to approve minutes by Lynne F; Seconded. 9 Votes yes
- V. Comments
 - A. AC Chair – Jim Miles: No comments.
 - B. Property Manager Report – John Doehrman: Forwarded reports in advance (attached)

Lynne F asked if AC would have input for key card access to both chateau and the annex. John replied that, yes, the AC would have input.

Brad Bryant reported that the company that worked on tennis courts would be called back to improve on the ponding situation. Lee C stated that the bill has not been paid for that work which has been done to date.
 - C. Lifestyle Director – Cathy Paschen: 1) Some residents are regularly coming to Cathy to report high noise levels within the chateau. Mike M indicated that he could place a notice in the Wine Press regarding this issue; he would work with Cathy to formulate a statement.

- D. CMS Vice President (Lee Clouse): Judy asked about grasses that have grown into flower beds before mulch goes down. Brad stated that ornamental grasses will be cut down yet this spring around the utility boxes.

VI. Subcommittee and Ad Hoc Committee Reports

- A. Finance – Larry Raasch: A new financial statement was delivered at 1:00 today. Insurance income was corrected, Plainfield wages have been removed from our Income Statement and a receivable from Pulte has been recorded on our balance sheet. Larry will send memo regarding more details prior to the May AC meeting.
- B. Reserve Study – Jim Miles: A meeting will be scheduled.
- C. Communications – Mike Moore: Report forwarded (attached)
 - a. Question of the Month has been suggested.
 - b. Judy S asked if it could be determined by lack of email address of residents may indicate who does not have access to electronic messaging; Cathy indicated that she could generate such a list.
- D. Buildings – Lynne Flynn: Report forwarded (attached)
Sub-Committee Members spoke:
 - a. Bill Coughlin, resident – Caliber Web was set up; found 11 items within men’s locker room/restrooms. One of 11 items have been reported completed; 4 items refused by management company. How do we proceed with issues that remain? Brad suggested that the items be forwarded to him.
 - b. Karen, resident - Why are items closed if not resolved within CW? Brad stated that it’s because of duplicate work orders. Just above the tile on indoor pool there are cracks – is this a structural concern?
 - c. Karen Scroggins, resident – March 3 request for weather stripping on doors has not been resolved. Ballroom A has 7 light bulbs out. Doors for storage in ballroom A are not staying closed with new hinges.
 - d. Bob Scroggins, resident – Work order questioned as to why it was closed without follow up? Too few options are available for homeowners. Brad Bryant indicated that a report could be generated to the AC to show status of work orders from CW. Lee asked that work orders be placed into one work order if possible.
 - e. Sondra Cremer, resident – Maintaining the beauty of the chateau is important. Kitchen is not acceptable at this point with regard to organization. Cathy indicated that kitchen is locked to keep items within kitchen area.
- E. Grounds – Larry Amick: “Motions Relating to the Reserve Study” (Document attached)

Motion # 1: Study is suggested for ponds within the community: dredging and other needs as it relates to the Reserve Study. Information is requested of HOA of Pulte as to where we stand with pond maintenance. Brad D stated that some

ponds are not in good shape and do not meet codes of some agencies. Lee C stated that commitment to pond maintenance is something to which Pulte is committed.

Motion #2: Major systems within the chateau need to be assessed by an independent engineering firm as to future needs and replacement of major systems within the chateau.

Motion #3: Repair of ponding issues on tennis courts should be addressed by Pulte. And, fencing installation should be made substantial to withstand future weather conditions.

Motions were made for #1 and #2 to be accepted. All AC members were in favor of Motion #1 and #2.

Motion #3: Lee C stated that the Management Company and Pulte understand that the tennis courts are not acceptable at this point, but standard installation of court and fence was originally done; extreme weather conditions have resulted in some damage. Brad Bryant indicated that the management company is still making an effort to improve the courts and the fencing.

Motion #3 passed unanimously by vote of AC members.

Jim Miles, chair, suggested that future motions be circulated in advance of AC meetings so that material may be studied and considered in advance.

Larry Amick - Grounds Sub-Committee met April 8. Report attached. Lee C indicated that logistics make it difficult to find an area for the garden club. Twelve residents indicated an interest in gardening at Cynthianne Park; space that was provided by the city of Fishers. There is a possibility that garden space could still be provided this year after the exact location of the villa is determined.

F. Documents – Judy Spears:

Joe Lamirand, Gary Patterson, Carol Blocher, and Deb True were thanked by Judy for their work on documents.

By- laws, operating rules, covenants, etc. have been studied and considered for needed updates. The recommendations of this group have been considered and it seems that further work on these documents is not necessary at this time.

Do these docs need to be forwarded to Pulte? John D stated that many of the documents have been seen by him, but otherwise none have been forwarded to Pulte. Design Guidelines do not need to be approved, legally, as long as they do not conflict with the covenants, according to John.

Jim Miles stated that our attorney will be contacted regarding changes in the documents.

Judy has distributed to AC members job descriptions for each member.

For the election process of AC members, Joe Lamirand, in the past, would send election forms to the secretary.

- G. Government Relations – Brad DeReamer: Forwarded report (attached)
- H. Legal – Jim Miles: Meeting with attorney being attempted; PUD and reserve fund are on the agenda.
- I. Transition – Jim Miles: No report.

VII. Unfinished Business

- A. Villa (New Amenities) Building Status – Jim Miles: Pulte responded that there should be a villa plan available to send to residents soon. Pulte has not yet responded to the AC's suggested changes to the villa drawing.

Discussion ensued about how the villa plan should be revealed. The Wine Press or emails from the AC are possible ways to reveal the villa plan to the community. It was suggested that Cathy or the front desk would send the drawing out for the AC. Jim Miles, Jim Mervilde, and Mike Moore would write a statement and send to the AC members.

Motion was made by Jim Mervilde that the AC share the last iteration of the villa plan to the residents with a short description of how we got here and where we go from here. Motion seconded by Lynne. 7 Approved, 1 Opposed, 1 Abstained.

VIII. New Business

- A. Community Foundations – Larry Amick: From a Del Webb Community in AZ, a foundation was established as a 501(c) (3) IRS approved tax exempt charitable foundation for residents to make donations. This would establish a foundation to raise money within the community for improvements. A three person elected board would approve projects for expenditures of the funds. Motion made and approved by all nine AC members to pursue this Community Foundation with an attorney.
- B. Proposed corrections and additions to the Advisory Committee link on the Our Britton Falls portal – Mike Moore:

The Communication Subcommittee proposes the following with regard to the Britton Falls portal:

1. The Advisory Committee link be placed under "Community Governance" (rather than "Homeowner Network")
2. The following items/documents be added to the AC site:
 - a. Advisory Committee minutes (from January 2016 on, with a note how to locate minutes prior to January 2016)

- b. Issues of The Wine Press, from Issue #1 on
 - c. The Transition Plan Draft
 - d. The updated Reserve Study when available
 - e. The Advisory Committee Handbook (when approved)?
3. The following corrections be made to the current site:
 - a. "2014 Britton Falls Amenities Committee Report" replaces "BF Amenities Committee Report to AC 2016" and correct the date on the title page of the Report from "2104" to "2014"
 - b. "2010 Britton Falls Reserve Study Funding Plan" replaces " Britton Falls Original Reserve Study"
 4. Seek input from AC members for additional items/documents and/or revisions to the AC site

- C. Approval for the Communication Sub-Committee to develop, conduct, analyze, and report on a survey of residents regarding such issues as their perception of community needs, the role of the AC, the management company, The Wine Press, etc. – Mike Moore:
- D. Approval of the Minutes – Judy Spears:
What to do with Minutes from the past? Storage on a hard drive is a possibility. This would serve to archive all of the past Minutes as well as those going forward.
- E. Storage of the monthly minutes from prior years – Judy Spears: Agreement was reached to maintain monthly minutes as they are now stored.

IX. Adjourn

Management Company Report, John Doehrman

1. Two fountains in ponds between Cellar Street and Mondavi Street have been reworked to provide a more consistence performance to match that of the fountains in the rest of the community.
2. Tennis Court fence, on 2/2/16 wind took down 5 sections of fence. Work is now completed on repairing the wind damage, as well as the fence around the outdoor swimming pool.
3. Caliber Web Link has generated 48 work orders in the Month of March. Logistical details of the program and follow-up correspondence is still being considered, including such things as:
 - a) Combining request for Chateau, Common Area, Individual Home issues
 - b) Updating multi-item requests

c) Email responses

4. Having Vendors review and supply bids/estimates to identify and provide a solution to update any deficiencies in the A/V system. We have received one bid to upgrade speakers and amplifier in the ballroom,

5. Have identified three Vendors to review current Door Access system and provide information to the options available to incorporate both buildings (including Villa) into one system with functions that would allow programming for special events, Holidays, tracking usage and additional outlets added in the future. Have met with one vendor and working to schedule the other two identified vendors.

6. Items In transition:

- a) Tennis courts water run off, meeting this week to discuss further work needed.
- b) Tennis courts drainage, walking path drainage
- c) Reseal parking lot cracks
- d) Entrance walls repaired 4/18 weather permitting

7. Completed items

- a) New Floor-mats purchased and installed for both entrances
- b) Waterfall pump 3 back in service
- c) Waterfall lighting completed
- d) Fountains back in service
- e) The first week of mowing completed (working through Saturday)

8. Muskrats on Charbono, Mondavi ponds. Continue to work with Critter Control to eliminate. Have no reported activity in past several weeks.

9. Replacing drinking fountain next to tennis courts and replacing with a Well style landscaping spigot.

10. Working with Thomas Cabling to convert lighting in Chateau to LED, cost savings on electricity and replacement.

11. Bob Scroggins, Jim Bell and Scott Brown creating a positive response to the Knox Box Program, have generated additional interest (and sales) in the program for the community. Second order of 11 boxes has been placed, totaling 27 in the community.

12. Installation complete of Camera in Pool area, Exercise, Fitness room (2), Rear entrance for safety and security enhancements.

13. Mulching all homes and trimming grasses around utilities will be starting the week of 4/18.

14. Weather permitting and temperatures staying above 60 average, pond treatments will start next week.(4/18)

15. Hittle Landscape has received the first shipment of trees, should start seeing replacement trees planted the first week of May.

16. Will have College student Joel Wilcox back for the summer beginning around May 16th.

Communication Subcommittee Report April 19, 2016

The Communication subcommittee met March 24 and April 19. The following residents were welcomed as new members: Larry Shores, Dan Canan and Susan Hively. They join Penny Carduff, Patsy Mellott, Marjorie Havens and Michael Moore.

Between the two meetings, the subcommittee accomplished the following:

- Identified the following potential topics for future issues of *The Wine Press*:
 - Information about the AC site on the BF portal
 - An update on AC member participation in CAI seminars
 - Information about use of the Caliber Web link
 - Reports from AC subcommittees
 - Introduction of a "Question of the Month" column, focusing on most frequently asked questions of CMS staff and AC members
 - Information regarding the landscaping calendar
 - An update on the status of the "Villa" as it becomes available
 - Other? (Please feel free to suggest topics to be addressed in *The Wine Press*.)
- Identified revisions and additions to the Advisory Committee site on the Our Britton Falls portal to be recommended to the Advisory Committee
- Agreed to recommend to the AC the preparation, implementation, analysis and reporting of a survey of Britton Falls residents regarding such issues as their perception of community needs, the role of the AC, etc.
- Identified the need to find a method for disseminating information to residents who do not have access to electronic messages (email, text).

Respectfully submitted,
Michael Moore, Chair

Building Sub-Committee Report

Thursday, April 7th there was a building committee meeting. After much discussion of what was and was not accomplished by using the Caliber Web system it was decided that each committee member will speak at the AC meeting to address their concerns relative to their area of responsibility. The next meeting is scheduled for May 12 at 1:00.

Grounds Sub-Committee Report

On Friday, April 8, 2016, at 1:30 P.M., a meeting of the Grounds Subcommittee of the Advisory Committee was held in the A & C room of the Chateau. In attendance were: Larry Amick, Chair; Len Echols chair of the water features subgroup; Jim Flora, chair of the landscaping

subgroup; Terry Reef, Nancy Coughlin, John Amos, Ron Shooltz, Paul Chuma, Becky Moore, Troy Moore, Dennis Renanter, Nick Kirincich, and Dave Whan.

A report was made by Mr. Len Echols, chair of the water features subgroup. Mr. Echols led a similar group in a Del Webb community in Tennessee. He reported on efforts to gather information relative to the retention ponds and their pumps, motors, fountains, and bubblers. A discussion ensued on erosion, sediment, algae control, chemicals, animal issues, and the need for an engineering study, also indicated in the newly revised Reserve Study. Mr. Echols will hold a formal meeting of his subgroup in the near future which will be announced to the community which is invited to attend.

A report was then presented by Mr. Jim Flora, chair of the landscaping subgroup. He has already held a subgroup meeting in March and is attempting to locate a detailed landscaping plan put out by Pulte. Mr Flora held an extended meeting with Brad Bryant of CMS. There are plans for a detailed inventory of all plant life at Britton Falls, including needed replacement plants, and for an evaluation of community wants and needs relative to landscaping.

A general discussion was held about homeowner grounds issues and problems getting those issues addressed by appropriate authorities. Among these issues were: ponding on the tennis/pickle ball courts, bad quality and dying or dead trees, broken and dangerous sidewalks, drainage issues, dangling street signs, lighting issues, missing or non-working fountains, and others. There were several reports turned into Caliber Web either without response or with inadequate response. Continued follow-up was urged.

The Chair announced that a further meeting would be held in early May and the meeting was adjourned.

Motions Relating to The Reserve Study

- 1) Pursuant to the recommendation of the authors of the newly revised Reserve Study, the Britton Falls Advisory Committee hereby respectfully requests that the Britton Falls HOA Board of Directors conduct a full, independent, engineering study of all Britton Falls retention ponds to determine whether they were properly designed and constructed, whether they are operating properly, whether they have sufficient erosion control, what animal control efforts are necessary and appropriate, the current status of sediment/waste, the current and future needs for dredging, erosion control, leak control, and the costs thereof, and to include in the current and in future Reserve Studies and budgets sufficient funding to bring up to and/or keep said retention ponds in proper working order now and for the future. Said study should be made public and provided in writing to the Advisory Committee.
- 2) Pursuant to the recommendation of the authors of the newly revised Reserve Study, the Britton Falls Advisory Committee hereby respectfully requests that the Britton Falls HOA Board of Directors conduct a full, independent, engineering study of the structural integrity and the design, construction, adequacy, functioning, useful life, and replacement costs of all major systems of the Chateau, and then to set aside in the Reserve Study projections and in the budgeting for Britton Falls sufficient funds to maintain, repair, and/or replace said systems now and in the future. The Britton Falls Advisory Committee also requests that the Britton Falls HOA Board of Directors do the same study in regard to the annex/villa/amenities center that is to be built, once it is

completed. The requested studies should be made public and provided to the Advisory Committee in writing.

- 3) The Britton Falls Advisory Committee hereby notifies the Britton Falls HOA Board of Directors that the current status of the tennis/pickleball courts is unacceptable. The Advisory Committee expects the Britton Falls HOA Board of Directors to bring this facility up to a reasonable and acceptable standard as soon as possible, and to do so out of Pulte funds, and not out of funds obtained from homeowner dues. This facility was designed, built, maintained, and refurbished solely by Pulte and/or its agents or contractors under its direct supervision and control. The problems are not the result of ordinary wear and tear, but have been obvious from the beginning. The standing water on the courts was made worse by the refurbishment, tennis balls and pickleballs continue to roll under the fence, the fencing comes down with only moderate winds, the posts are subject to winter freeze and thaw heaving, and the current condition of the facility is an unacceptable and unreasonable eyesore.

FISHERS UPDATE APRIL 19, 2016 – Brad DeReamer

CITY COUNCIL MEETING – MONDAY APRIL 18TH

1. Continued zoning request for a new Starbucks at 116th and Olio Road between the Walgreens and Fifth Third Bank on the south side. Concern over traffic and need for stop light.
2. Approved zoning for Extra Space Storage on the north side of 118th Street west side of Olio Road – abuts the north side of Kroger parking lot.
3. Approved agreements that will allow city to issue \$ 12 million in bonds for State Road 37 project.
4. The Park Impact fee has been increased to \$ 1,667 per home and \$ 1,234 per apartment effective January 1, 2017..
5. Top Golf had to change their location (on 116th Street) to the west of their proposed location because their proposed neighbor - Fresh Market - objected to them locating next door to them because they did not feel that Top Golf would be beneficial to their business model and they had a clause in their lease for approval of anything that located next to them. So much for an existing business helping to promote economic development in Fishers.

FISHERS 2040 – Comprehensive Plan for Fishers.

The City Council, Plan Commission and all related agencies have spent months working on the proposed Comprehensive Plan called Fishers 2040. The four areas were:

1. Population, Housing and Neighborhoods
2. Land Use and Development
3. Infrastructure and transportation
4. Parks, Open Space and Natural Resources

The public hearings will now start for public input.
Thursday April 21 at 6 pm at Connor Prairie
Thursday May 5th at 6 pm at Brooks School Elementary Cafeteria
Tuesday May 10th at 6:30 pm Plan Commission at City Hall

To see the entire proposal, go to: www.Fishers2040.com

In order to find out what Britton Falls residents would like I have prepared a Survey Monkey questionnaire on ROADS. I will have a different survey each month to find out what you want.

Please go to: [ROAD SURVEY](#)
(put cursor over words Ctrl+click) to take Road Survey
Only one vote per ISP address.

PRIMARY ELECTION TUESDAY – MAY 3RD – WE VOTE AT THE CHATEAU – 6:00 am – 6:00 pm

We got four (4) machines this year.

Early voting has started – you can go vote at the election office – building next to the courthouse in downtown Noblesville from 8:00 am to 4:30 pm. Plenty of nice restaurants to eat at after you vote. Just follow the VOTE HERE signs. **Don't forget ID WITH A PICTURE. In the first 9 days of early voting 80 Britton Falls residents have voted and 40 of you have been mailed absentee ballots.**

We have 1,147 registered voters in Fall Creek 37 Precinct.

In Indiana – this year is the COUNTY along with State, Federal and Presidential elections. The County taxes us just like the city does. County Government is similar to City Government. The executive branch is run by three **County Commissioners** – equivalent to the mayor of a city. The legislative branch is the **County Council** just like City Council. All positions are paid but are considered part-time jobs.

Republican Precinct Committeeman – no pay. Only has three responsibilities – one to elect the Republican Party Chairman every four years and to obtain the polling location for voting and the poll workers for the May and November election. They also elect a replacement elected official if they die, quit or impeached. We want to keep our voting location to be the Chateau and hire Britton Falls residents as the poll workers on election day.

