

**AC Attendees:**

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

**AC Absent:**

Larry Raasch  
Jim Miles

**CMS Present:**

John Doehrman  
Cathy Paschen  
Lee Clouse  
Brad Bryant

- I. Call to Order and Introductory Comments – Mike Moore: Mike called the meeting to order.
- II. Adoption of Agenda - Motion by Jim Mervilde to adopt agenda. Seconded; 7 votes yes.
- III. Approval of the Minutes – July 19, 2016 meeting. Motion to approve by Lynne Flynn; Seconded; 7 votes yes.
- IV. Villa Building Status – Mike Moore
  - a. Drawing of plan has been distributed; has been submitted as a public record, but not yet approved by Fishers.
  - b. An ad hoc committee of the AC (consisting of Jim Miles, Brad DeReamer, Jim Mervilde and Mike Moore) met with Pulte representatives David Compton and Matt Lohmeyer on Thursday, August 11 to discuss the status of the Villa project. We were informed that the estimate for the building as currently designed is approximately \$1.6 million, of which \$1 million has been committed by Pulte per the Planned Unit Development (PUD) filed with the city of Fishers. Of the remaining \$600,000, the Pulte representatives suggested Pulte would commit another \$200,000 and that the remaining \$400,000 could be funded by a loan to be paid from future reserves.

The AC representatives also stated that no association funds can be obligated without approval of a majority of Britton Falls homeowners, as required by the HOA governing documents. In addition, the AC representatives strongly expressed the need for Pulte representatives to meet with the community, prior to any formal voting process, to communicate the details, both architectural and financial, of: (1) the current plan estimated at \$1,600,000 and (2) an alternate plan estimated at \$1,000,000.

To that end, the Pulte representatives will schedule three meetings with Britton Falls home owners to provide the foregoing details. Three dates in September will be identified for the meetings--two daytime and one evening.

- c. Brad cited that Friday, 19 Aug 2016, is the date for “commencing” work on the villa. He brought the time frame to the city council and Fishers representatives stated that if it’s not completed within the 9 month deadline, Fishers would consider shutting down the project.
- d. According to Mike Moore, our next step as an AC is to prepare for the meeting with Pulte and to present our plans and strategy accordingly.

## V. Comments

- a. AC Chair –
  - i. Mike M will recommend to the AC names of AC Election Subcommittee; November elections will be held to down size to seven members from the current nine. The Election Subcommittee organizes and conducts the elections. Information will be distributed to homeowners regarding the AC Election Subcommittee, candidates, and the election process.
- b. Property Manager (John Doehrman) Property Manager Report attached
  - i. Irrigation system explanation to handle continuous running of system at individual homes. John explained the process of handling emergency calls. Brad Bryant stated that there is usually someone available that can turn the water off, even though the answering service stated that it was not an emergency. In the future, John stated that CMS management is dedicated to resolving issues of this sort.
  - ii. Larry A expressed concern about the efficiency of the irrigation system regarding irrigation running during rain periods and sprinkling concrete areas. Brad Bryant stated that irrigation system is constantly monitored.
  - iii. Tile placed around tennis court is designed to prevent standing and freezing water at the posts so as to prevent heaving of the posts.
  - iv. Water fountains to be replaced near tennis courts and pool.
- c. Lifestyle Director (Cathy Paschen)
  - i. New furniture for sunroom is due to arrive Friday, 19 August. There will be total seating for 50.
  - ii. Lifeguard to begin Sept 1 to man the pool beginning at 7:00 a.m.
- d. CMS Vice President - Lee Clouse: No Report

## VI. Homeowner Concerns

- a. David Schneider, homeowner, expressed concern about the lack of promptness by CMS in responding to his constantly running irrigation system.
- b. Homeowner expressed concern that there is not enough irrigation on lawns; John explained that some have been stopped due to construction in certain areas. Schedule of system is between 6 p.m. to 6 a.m.

## VII. Subcommittee and Ad Hoc Committee Reports

- a. Building – Lynne Flynn
  - i. Kitchen is improved and looks very good.
  - ii. Key card system – John explained that he is getting bids from new vendors since our current system is not upgradeable. Quotes for new key cards and a new system are forthcoming.
  
- b. Finance – Larry Raasch: Financial Commentary Report Attached.
  
- c. Reserve Study – Jim Miles
  - i. New report is on the web, front page of documents on BF website (HOA documents)
  
- d. Communications – Mike Moore: No Report
  
- e. Grounds – Larry Amick: Report attached
  - i. Reported frustration with some pond maintenance due to lack of response from Calibur Web.
  - ii. Is there an overall landscaping plan for BF? John D stated that he has also been unable to locate a plan.
  - iii. Sight line at Lambrusco and Del Webb continues to have blockage of view. Brad D continues to work with the city engineer to improve view.
  
- f. Documents – Judy Spears:
  - i. Officer duties and responsibilities.
  
- g. Government Relations – Brad DeReamer: Report Attached
  - i. Solicitation ordinance continues to be a topic with the city of Fishers. Homeowner must have sticker on front door to prevent solicitations; stickers are at chateau front desk. Exceptions to solicitors include religious, politicians, and scouts.

## VIII. Unfinished Business

## IX. New Business

- Proposed members of AC Election Subcommittee
  - i. Larry Robinette (Former chair of AC, Trebbiano)
  - ii. Judith Coons (Former AC member, Merlot)
  - iii. Sondra Cremer (Oakford Trail)
  - iv. Larry Lathrop (Brandy Lane)
  - v. Rusty Mann (Lambrusco Way)

Jim Mervilde motioned for adoption of the AC Election Subcommittee; seconded by Brad DeReamer. 7 members voted in favor, 0 opposed.

X. Adjourned @ 2:55

## **Reports**

### August Property Manager Report

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#### **Works in progress**

1. Work orders for the month of July totaled 90, most work orders for the month of July were irrigation or landscape related many irrigation construction related.
2. The water spigot and drinking area is one step closer to the finished product, we have added landscape and now still have a drinking fountain to install to complete.
3. Parking lot lights repaired as needed.
4. Replacement of Chateau lighting deficiencies completed as needed with lift to get all bulbs.
5. Continue to work with Lee to develop a solution to the location of the snow removal equipment for the winter season to keep the parking lot unobstructed for the busy Holiday Season. Pulte has contacted Hittle and advised they need to find an alternate Location.
6. I met last week with a vendor to get a bid proposal to install solar film on the swimming pool area windows as well as replacing all the curtains in the pool area.
7. We continue to do people counts in the pool area to monitor participation; this is done every thirty minutes from open to close as well as doing total Chateau counts at 6:30, 7:30, and 8:30 pm. daily.
8. We will be having a structural engineer evaluate the Chateau; this will include structure, electrical, mechanical including the pool and pool area. This should start in the next couple of weeks.
9. Ponds will be mapped for depth and compared to original specifications to evaluate how much silt is flowing into the ponds, during construction etc.; we will share that data as soon as it is available.
10. Creating a list of line items from the governing documents to recommend to the AC for permanent change. These would include items that are outdated, not applicable, not monitor able or is not Homeowner friendly. I have started this ongoing list and communicate to Jim Miles during our Thursday meetings.
11. Algae continues to be a challenge, with the heat and no rain, we are still on the treatment schedule but need a hard rain to help sink the algae. I have communicated to homeowners that we are following up on the condition and treatment.
12. Have 1 fountain removed for repair on pond L (back Mondavi) and one not working on pond C (Winery way). All needed repairs have been submitted to Vendor for follow up.

13. All signing deficiencies have been communicated to the vendor for correction including the renaming of the short entrance road off 126<sup>th</sup>. to Barbara Way. Should be complete by weeks end.
14. Currently doing some follow ups to help the contract bid process and budgeting for 2017, including contacting utilities for projected rate increases, working with Pulte to see how many new fountains and ponds will be completed for service.
15. Brad Bryant is working with Hittle to keep as much of the common area irrigation repaired and functioning as possible with water lines being damaged in the new pond area and Cyntheanne Road widening project and 126<sup>th</sup> street gas line installation.
16. We will have the parking lot crack sealed again this year as well as restriped, this will be scheduled for September/October.

**Work completed or in progress**

1. Work has been completed on NW corner of the fence on the tennis courts.
2. Repairs and corrections for water drainage for the tennis courts, walking path, and pond next to the parking lot has begun and will continue over the next week. Work is scheduled to be completed by Pulte Vendor Velinti-Held.
3. Many of the dead trees along the brim along Atlantic Road and Del Webb Parkway have been replaced; Trees continue to be replaced along brim on Cyntheanne and common areas.
4. The two fountains out on the back pond behind Haywood Street, has been identified and are back in service.
5. We have hired a new cleaning company to improve the finished product as well as consistency, although we have had small improvements we continue to strive for greater results on a consistent basis.
6. Investigation of water pressure for the water falls is still ongoing, Brad and Joel spent 3 days repairing on the water falls concentrating on the following:  
  
 Filling cracks  
 Readjusting the flow direction of the water  
 Ensuring all the water is going over the falls  
 The next step is inspection of the pumps for water pick up blockage, would like to complete inspection by the end of the month.
7. New Bank and Homeowner follow up continues. I have communicated updates and placed information on the Portal.

**Britton Falls HOA  
Financial Commentary for June 30, 2016**

The following cash basis statements are attached.

- Cash basis Income Statement for the 6 months ended June 30, 2016.
- Cash basis Balance Sheet as of June 30, 2016.
- Reserve Fund Balance and Activity for the 6 months ended June 30, 2016.

Actual	Budget	Difference
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Income	\$900,000	\$868,000	\$32,000
Pulte Contribution	\$65,000	\$65,000	\$000
Total Revenue	\$965,000	\$933,000	\$32,000
Total Expenses	\$870,000	\$966,000	\$96,000
Net Operating Income (Loss)	\$95,000	(\$33,000)	\$128,000

Total revenue was \$32,000 over budget. This was primarily due to HOA assessments being over budget by \$32,000 plus the net capital contribution was over budget by \$5,000. Website income was under budget by approximately \$8,000.

Expenses were under budget by approximately \$96,000. Clubhouse expenses were right on budget but there were significant offsetting items. Clubhouse equipment repairs and clubhouse cleaning were over budget by \$22,000. The pool service contract was under budget by \$15,000. The January 2016 pool service bill was paid in December 2015. The June bill wasn't posted yet this year. Event expenses were under budget by \$9,000 due to having fewer events which also resulted in less event expense than budgeted.

Common area maintenance was under budget by \$12,000. The largest variance was snow removal being under budget by \$42,000 due to light snowfall this last winter. Mowing and edging of the common area were over budget by \$13,000. This was due to a late payment of 2015 expenses. Pruning was over budget by \$14,000 due to removal of dead trees. Hittle is paid the same amount each month for common area work.

Grounds maintenance for individual homes was under budget by \$93,000. The largest item was mulch for the homes. Mulching was done late this year. The budgeted amount was earlier than the actual billing which caused a positive variance of \$90,000. This should correct itself next quarter. Mowing has a positive variance of \$26,000 due to late billing. Tree and shrub pruning were over budget by \$20,000. Lee Clouse is following up on this and will explain at the Advisory Committee meeting. Seasonal clean-up of homes was over budget by \$11,000 due to a late billing from 2015.

Utilities were under budget by \$23,000. Water was under budget by \$23,000 and electricity was under budget by \$13,000. The water was under budget due to extra rainfall this spring and summer which also contributed to decreased electricity usage. Refuse collection was over budget \$17,000. This was partially due to a duplicate payment being made. Lee Clouse is researching to determine the remainder of the variance.

Expenses which are partially offset by income include the following:

FitnessEvents			
Revenue	\$20,000	\$23,000	
Expenses	\$25,000	\$18,000	
Net Results	(\$5,000)	\$5,000	

CMS has revised the fee schedule for the fitness center. It appears to be working better than last year. Events are doing much better this year with regard to covering the cost of their events with the income they collect for the events.

We have \$667,000 in the bank as of June 30, 2016. This is up \$131,000 from December 31 due to showing an operating income of \$95,000 and Pulte paying off the Vandalia receivable.

The HOA reserve balance increased from \$366,000 at December 31, 2015 to \$376,000 as of June 30, 2016. The reserve had income of \$63,000 and expenses of \$53,000. The expenses were \$14,000 for a Dectron compressor for the pool, \$5,000 for waterfall lighting, \$19,000 for a furniture deposit and \$15,000 to resurface the tennis and pickleball courts.

Submitted by

Larry Raasch  
Jim Kmak

### **AUGUST 2016 GROUNDS SUBCOMMITTEE REPORT**

On Friday, August 12, 2016, a Grounds Subcommittee meeting was held in the A & C Room of the Chateau at 1:30 P.M. Approximately a dozen homeowners attended. Len Echols, Chair of the water features subgroup reported his frustration with being able to communicate directly with the two prime subcontractors in this area, ASAP for the fountains and Aquatic Services for algae control. We are awaiting a report from the independent engineer hired to assess the ponds. It was noted that the only thing apparently being checked was pond depths, and other important considerations, including erosion control, adequacy of design and construction, proper functioning, algae control, animal control, adequacy of drainage, etc. also need to be studied. The committee agreed that there needs to be one point of contact for reports on pond issues, preferably Mr. Echols. A member of the water features subgroup, Jim Matusin, submitted a written report about the continuing inattention to problems with Pond L.

Jim Flora, Chair of the landscaping subgroup, reported his continuing frustration with the inability to locate a landscaping plan for Britton Falls. There was a report that a Hittle representative was forwarding a copy to John Doehrman. Continued efforts to obtain original plans from Pulte or CMS have been unfruitful. Several homeowners expressed serious concern with erratic, nonfunctioning, and/or over-functioning irrigation systems. Repeated attempts to correct these problems have been unsuccessful. There was discussion about developing a better way of warding off attempted pruning by Hittle employees, or better yet, getting more properly trained pruners. A homeowner asked for information about how to go up the chain of command in CMS and Pulte to get complaints properly addressed. The Chair contacted Mike Moore, Chair of the Communications Committee, to see if contact information on names, phone numbers, and e-mail addresses of that chain of command might be posted in a future addition of the Wine Press.

Ongoing and continuing concerns include the tennis/pickleball courts drainage, the walking path southeast of the courts and its constant mud hole, the spigot of a water fountain southwest of the courts, the location of future garden plots, improper tree and bush trimming, algae-filled ponds, non-functioning water fountains, unsightly brown areas on common area and homeowner lawns, poorly functioning irrigation system, crumbling bocce court cement barriers, minimal landscaping, dead, dying and poorly shaped trees, and slow, inadequate, or non-existent response to these and other grounds issues.

### **Fishers Government Update August 17, 2016**

**SOLICITATION ORDINANCE** – this has been going on for months.

Per police department – ALL VENDORS HAVE BEEN ADVISED NOT TO KNOCK ON ANY DOOR THAT HAS THE STICKER. Make sure you have the sticker on your front door window. They are available at the front desk in the Chateau.

IF THEY DO KNOCK ON YOUR DOOR - **CALL 317-773-1282 TO REPORT THEM** – PUT THIS NUMBER ON YOUR FRONT DOOR WINDOW OR ON THE REFRIGERATOR – IF YOU FORGET THIS NUMBER CALL 911 TO REPORT THEM AND LET ME KNOW

Thanks

Response from Police Chief about vendors knowing the law:

Mr. DeReamer –

The various vendors, and the individuals, are well informed of the ordinance and the “no solicitation” stickers. Continue to advise your residents to contact dispatch of the violations at the time of the violation for an officer to respond.

Respectfully,

**Mitch Thompson**

Assistant Chief of Police, Fishers Police  
Department  
P 317.595.3307  
4 Municipal Drive, Fishers, IN 46038



**The “S” CURVE at 136<sup>th</sup> and Prairie Baptist Road – bids will be let in October, 2016.**

**CYNTHEANNE ROAD WIDENING: REPOSENSE FROM CITY ENGINEER JEFF HILL ABOUT WHY WIDENDING IS NOT UNIFORM WIDTH.**

The variable width widening you are seeing is overall road widening that is occurring in 2 phases. First on the east side with the varying width all in one phase, then variable width on the west side of the roadway that will balance that out. Where there is minimal widening on the east side for example, the widening will be a little wider on the west side and vice versa. Once all the widening is done, the entire road will be resurfaced and restriped so it is a clean finished product and will cover up the odd-ball widening widths. The variable width widening on both sides is being used because right-of-way availability is different on each side of the road along the corridor. So we maximized the available right-of-way that is there to avoid acquiring more r/w which would have taken longer to acquire.

Thanks,  
Jeff Hill

Having trouble viewing this email? [View it as a Web page.](#)



**INDIANA DEPARTMENT OF TRANSPORTATION**

**News Release**

**Southbound I-69 lanes shift tonight... weather permitting**





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### Interstate 69 added travel lane

Weather permitting, southbound lanes on I-69 will be shifted toward the right shoulder tonight. Shifting traffic lanes away from the median will allow room for construction of an additional southbound lane. Northbound lanes are currently in this traffic configuration.

Current weather forecasts could postpone the traffic shift to later this week. Shifting traffic lanes will require alternating lane closures on southbound I-69 between Campus Parkway (Exit 210) and 116th Street (Exit 205) between 9 p.m. and 6 a.m.

Temporary concrete barrier lines the I-69 median for construction of an additional lane in each direction. After southbound lanes are shifted, subsequent overnight lane closures will be needed to modify the barrier and install entrance and exit routes for construction trucks.

Motorists should be alert for construction trucks entering and exiting the roadway. Signs direct large trucks to use the left lane through the shifted section of interstate. The speed limit is reduced to 60 mph and further reduced to 50 mph when workers are present.

For more information about I-69 traffic during construction, go to <http://www.in.gov/indot/3446.htm>.

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### Interstate 69 patching & paving

Milestone Contractors has completed patching on the 15-mile stretch of interstate from Exit 205 to north of Exit 219.

Following the patching crew, a new asphalt overlay is being paved on existing lanes. Paving continues on northbound and southbound I-69 between Campus Parkway and State Road 13.

Weather permitting, patching and paving operations require alternating lane closures in various locations six nights a week on Monday through Saturday nights from 9 p.m. to 6 a.m. One lane of I-

69 will remain open at all times, and two lanes will remain open during peak daytime travel times.

The speed limit through the work zone is reduced to 60 mph and further reduced to 50 mph when workers are present. Speed detection and LED display signs are installed in the work zone to alert motorists driving at unsafe speeds. Indiana State Police are patrolling the work zone to promote public safety and compliance with traffic laws.



### State Road 13 Exit 214

Construction crews have started widening the I-69 bridges over State Road 13 to accommodate an additional lane in each direction on I-69. Work is also underway to install traffic control signals at the interchange ramps. The new signals are on-schedule to be activated, and State Road 13 traffic lanes will shift for pavement construction, in September.

For more information about construction at State Road 13, go to <http://www.in.gov/indot/3442.htm>.



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### Campus/Southeastern Parkway Exit 210

Construction of the new double-crossover diamond configuration is underway as Milestone builds up the new interchange ramps and widens the Campus Parkway bridge over I-69.

Campus Parkway traffic lanes are narrowed to 11 feet and motorists should be alert for workers in the area and trucks entering and exiting the roadway.

Later this summer, traffic will be shifted into a double-crossover diamond configuration, which is intended to improve traffic flow during the remainder of construction of the permanent interchange improvements.

For more information about interchange construction, go to <http://www.in.gov/indot/3441.htm>.

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### About the #I69MM2020 project

INDOT and the Indiana Finance Authority (IFA) selected a \$92 million proposal from Milestone Contractors and United Consulting to add a travel lane and rehabilitate 15 miles of I-69 in Hamilton and Madison counties as part of Indiana's Major Moves 2020 program.

More details about the project can be found at <http://www.in.gov/indot/3440.htm>. Construction is anticipated to be complete by the end of 2017. Updates about construction schedules will be announced as work progresses.

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**THE ADVISORY BOARD ELECTION WILL BE COMING UP SOON - WATCH FOR MORE INFORMATION FROM CATHY AND JOHN and the Advisory Board.**