

AC Attendees:

Brad DeReamer
Jim Miles
Larry Amick
Larry Raasch
Lynne Flynn
Terry Reef
Jim Mervilde – via Skype

AC Absent:

Judy Spears
Mike Moore

CMS Present:

John Doehrman
Cathy Paschen
Lee Clouse

- I. Call to Order and Introductory Comments – Jim Miles: Jim called the meeting to order.
- II. Adoption of Agenda: Motion to accept agenda by Larry Amick; Motion seconded. 7 Votes yes.
- III. Approval of Minutes of the January 19, 2016 AC Meeting.
Motion to approve minutes by Larry Raasch; Seconded. 7 Votes yes.
- IV. Comments
 - A. AC Chair – Jim Miles: Prior to the March 15 AC meeting there will be a referendum meeting to be presented by the HSE Supt. Brad D suggested that RSVPs be made by those residents planning to attend.
 - B. Management Company Report – John Doehrman and Lee Clouse: John Doehrman forwarded reports in advance (See Attachments)

Annual HOA meeting will be an opportunity for the Caliber Web information to be explained. Common area repair would show up on homeowner CW site even though homeowner did not request the repair.

Lynne F spoke to the need to make clear to homeowners what the purpose of CW is, how to log in, and to clarify what work orders are to be logged into CW. John D made the point that warranty work for homes is to be reported via the Pulte customer care number.

Jim Miles asked John and Lee to include the Building Subcommittee into discussions regarding a survey pertaining to changing hours of the pool. Cathy P indicated that she would work with Lynne F, Building Subcommittee chair, concerning pool hours.

C. Lifestyle Director – Cathy Paschen: No report.

V. Subcommittee and Ad Hoc Committee Reports

A. Finance – Larry Raasch: Finance report distributed to those in attendance (*posted on BF portal). Jim Miles asked about revenue showing a \$74,000 overage – insurance refund was a factor here.

Event income was \$23,000 over budget due to actually having more events than budgeted. A Pulte contribution is intended to offset any shortfalls in revenue compared to budget.

Larry R clarified that all bills and expenses are not received until after 31 December so that the exact shortfall or overage cannot be determined until sometime in January.

Charges to the reserve regarding the pool company and Patio Enclosure were discussed. John stated that a pool heater was purchased for the outdoor pool. The Patio Enclosures charge was for windows in the pool area and the deposit made for the windows.

Larry R explained that administrative expenses were over budget due to training of Plainfield personnel that came out of our budget, but Pulte will reimburse us for this. Jim Miles brought up the possibility of a finance committee workshop to bring the AC up to speed on the budget report.

B. Reserve Study – Jim Miles: Currently, we are in the midst of a reserve study. No current report at this time. Larry A indicated a concern over the high expense for fountains budgeted over the next ten years of approximately \$212,000. Lee Clouse indicated that some fountains are approaching their lifespan of 7 to 10 years. There is a cost for \$6k for small fountains; \$10-11k for the larger fountains. There was also discussion about more efficient lighting for fountains (LEDs)?

Jim Miles stated that recommendations have been made to Pulte to assess ponds, and for a structural engineer to assess the chateau in 2016. Lee indicated that this would be accomplished in 2016. Larry A felt that dredging and drainage evaluations should be included in the ponds assessment.

Jim Miles asked Lee to have reserve studies of 2010 and 2016 posted on the BF portal/website. He also asked Lee to make a presentation to homeowners regarding the reserve study, its value, its purpose, etc. Lee indicated that he would have the consultant present this information when it is finished.

C. Communications – Mike Moore: No report.

D. Buildings – Lynne Flynn: The Building Committee has 5 members willing to serve. John and Lee explained Caliber Web is a tool to eliminate voice mails to John or Brad Bryant, and to create a trail of work orders and responses to the work order.

Lynne indicated a desire for her Building Subcommittee to help make CW more usable for homeowners.

- E. Grounds – Larry Amick: A homeowner in attendance made the suggestion to make public the meeting of the Grounds Subcommittee. Larry A did advertise his last meeting and 10 homeowners appeared.

Mr. Len Echols has served previously on a lakes committee in Tennessee. He has volunteered to head up an ad hoc committee on water features.

Mr. James Flora has volunteered to head up an ad hoc committee for landscaping.

Sub group committees have agreed to announce these meetings in the future to hopefully bring in homeowners that have experience for respective subcommittees.

- F. Documents – Judy Spears: No report.

- G. Government Relations – Brad DeReamer: Brad distributed report (attached)

City and County departments have been contacted regarding property appearance of a couple of homes on 126th St.

Britton Falls has the highest percentage (62%) of precincts voting in Indiana (with minimum of 1,000 voters).

It was reported that Mayor Fadness stated at a council meeting that the liquor license issue is moving through and Fishers may get 10 licenses for leasing to restaurants; the city is paying \$20k each for them.

A resident asked about the progress of a walking path from BF to Cynthia Park across 126th St. Brad stated he continues to discuss this situation with Fishers personnel.

- H. Legal – Jim Miles: 1st meeting was held with attorney to give advice to the AC regarding transition, villa, dispute resolution, etc.

- I. Transition – Gary Patterson: State of transition is ongoing (summary of work on transition is posted to BF website under HOA). Next step is developing the method of accomplishment which includes 5 teams of volunteers.

Larry A made the point that as an HOA, Pulte should come forth with knowledge and a process to make the transition to a Britton Falls HOA a smooth and efficient one. Our retained attorney may be able to give us insight on this matter. Larry A believes that a co-management arrangement for a period of time may be the prudent approach toward creating a smooth transition. To learn from other Del Webb communities who have gone through the transition previously may be a good strategy.

If the AC has specific questions regarding the management of the HOA, it is suggested that the AC ask CMS personnel.

VI. Unfinished Business

- A. Villa (New Amenities) Building Status – Terry Reef: A Feb 8 meeting with Matt Lohmeyer and Ashley Bidell was held. The new villa will be of wood post construction measuring 71 feet by 119 feet, totaling 8449 square feet with a ceiling height of 12 feet but that the center truss may have a 14 foot peak. Amenities within the villa are scheduled to include restrooms for men and women, arts and crafts room, catering kitchen, 3 small offices, storage space, and a large multi-purpose hard surface floor. Villa construction is scheduled to start in August, 2016.

Questions arose regarding whether the amenities within the villa would fulfill what Britton Falls residents expect.

Jim Mervilde expressed concern that the AC is, or will, function as the “go between” from Pulte to Britton Falls residents regarding whether the needs of the residents are being met regarding the villa. He wondered why Pulte is not communicating more directly with residents.

Larry A raised the notion that substantial compliance with the expected plans of a villa is an idea that should be kept in mind from a legal viewpoint and should be brought up to our legal counsel.

Jim Miles feels that we must continue to make an effort to get the results that we want, i.e., hard surface flooring and a high ceiling for multiple uses.

Placing pictures and drawings on the website, as well as architectural drawings displayed in the chateau, appears to be the plan for Pulte to introduce the residents to the villa.

From a resident question, Brad responded that the additional homes in the future should take care of additional upkeep and fees for the new villa.

- B. HOA Meeting with Matt Lohmeyer of Pulte – Brad DeReamer: Brad reported that at a meeting in November with Pulte, he raised the possibility of having quarterly coffee meetings with various members of the AC. Topics would include the villa, and other resident concerns. At a follow up meeting with Matt Lohmeyer, the topics of missing trees, ponds, and stop signs were discussed. Trees have been committed to being installed.

The transition from Pulte to a Britton Falls HOA should happen within a 5-6 year time frame according to discussions with Pulte. Larry A stated that we should indeed be maintaining subcommittee minutes. There have been instances where Pulte has faced legal action from Del Webb communities regarding transition issues, but certainly we would want to avoid that.

- C. Posting of Amenities Committee Recommendations – Jim Miles: The Amenities Committee’s recommendations are now posted under the AC Committee documents on the BF website.

VII. New Business

- A. Sub-Committees for 2016: Recruiting Residents – Jim Miles: Wine Press to contain information on the activities of the sub-committees and ask for homeowners to attend and volunteer to serve on a sub-committee.
- B. Policies & Procedures: Posting of Draft Minutes – Jim Miles: Recommendation to change Policies and Procedures regarding the posting of minutes:

Minutes of AC meetings shall be recorded. Draft minutes will be circulated to all AC members, subcommittee chairs, and management company participants at least one week prior to the next regularly scheduled AC meeting for review and correction. The minutes will be reviewed, corrected as needed, and approved at that regularly scheduled meeting. The approved minutes will be posted on the Britton Falls website.

Lynne made motion to approve, seconded, voted: 7 yes.

VIII. Discussion of Resident Concerns:

Resident John Riddle brought up temperature in men’s locker room as it seems too cold. Shower #2 is also a concern; John D stated that mixer valve probably needs to be replaced.

John D stated that cold air of attic is coming through men’s locker room since contractor damaged ceiling. Plumbing contractor needs to provide insurance documentation before work can be completed on mixer valve.

IX. Adjourn

Lynne F motioned to adjourn. Seconded. 7 Votes yes.

Attachments:

John Doehrman February Report:

1. Tennis Court fence, on 2/2/16 wind took down 5 sections of fence. Have had the fence reviewed by Capitol City Fence and is generating estimate for repair. (See photos)

2. Received initial Knox box order, distribution, installation if needed and coordination with Fishers Fire Department being done by residents Bob Scroggin and Jim Bell.
3. Stop sign height corrected by Otto's Streetscape plus street name signs added at 126/Bardolino. Waiting on sign for Del Webb Parkway to go at Oakford.
4. Reviewing the Transition Manual that has been in production
5. Items In transition:
 1. Tennis courts water run off
 2. Tennis courts drainage, walking path drainage
 3. Outdoor pool fence repair
 4. Waterfall pump repair
 5. Entrance wall maintenance
 6. Reseal parking lot cracks
6. Reviewing back pond on Mondavi for water level consistency (See photos)
7. Purchasing mats for entrances to provide improved coverage and cost savings.
8. Muskrat on Charbono, Mondavi ponds. Continue to work with Critter Control, caught another this week on the Charbono pond.
9. Have you sent any recaps from the Pulte meetings as it relates to the status and Progress of the new Amenities Center?
10. Items for the Annual meeting, have about 100 RSVP so far.
11. Caliber roll out, as stated working with Lee Clouse to understand the capabilities and any shortfalls the program may have, relating to communications and follow ups.
12. Waterfall lighting, waiting for approval for funding to complete project.
13. Pool hours will not be changed until a survey is completed with homeowner input.

Brad DeReamer Fishers Update:

HSE SCHOOL REFERENDUM

Calculated increase in real estate taxes over what we were paying if the referendum is passed.

HSE SCHOOL REFERENDUM CALCULATIONS						
<i>INCREASED AMOUNT OVER EXISTING TAXES</i>						
ASSESSED VALUE OF HOME	\$ 200,000	\$ 250,000	\$ 300,000	\$ 350,000	\$ 400,000	\$ 450,000
LESS HOMESTEAD CREDIT	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)
NET VALUE	\$ 155,000	\$ 205,000	\$ 255,000	\$ 305,000	\$ 355,000	\$ 405,000
LESS SUPPLEMENTAL DEDUCTION (35%)	\$ (54,250)	\$ (71,750)	\$ (89,250)	\$ (106,750)	\$ (124,250)	\$ (141,875)
NET VALUE	\$ 100,750	\$ 133,250	\$ 165,750	\$ 198,250	\$ 230,750	\$ 263,125
LESS MORTGAGE DEDUCTION	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)
NET VALUE	\$ 97,750	\$ 130,250	\$ 162,750	\$ 195,250	\$ 227,750	\$ 260,125
HSE SCHOOL TAX \$ 0.1275 PER \$100	\$ 124.63	\$ 166.07	\$ 207.51	\$ 248.94	\$ 290.38	\$ 331.91

ROADS IN OUR AREA UPDATE:

Cyntheanne Road to repaved in 2016
 "S" Curve on 136th to be built in 2016
 Roundabout at 136th and Cyntheanne Road scheduled for 2018 – Cost 2.0 – 2.5 million

BRITTON FALLS CANDIDATES IN THE MAY ELECTION:

Sue Beasley – Oakford Trail – practicing attorney is running for Convention Delegate (31 candidates running for six places)

Brad DeReamer – Oakford Trail – (Fishers City Councilman) is running for Fall Creek 37 Precinct Committeeman to represent us. His opponent lives in the subdivision to the north and is running for three county offices.
 (Fall Creek 37 Precinct is Britton Falls and Barrington Estates)

PAST ELECTIONS AT BRITTON FALLS

Britton Falls lies in Precinct Fall Creek 37 – which encompasses all of Britton Falls and the subdivision to the north of us – Barrington Estates (29 homes).
 Our precinct has had the highest voter turnout in Hamilton County (208 precincts) and the 3rd highest in the State of Indiana the last two years.

FALL CREEK 37 DATA			
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BRITTON FALLS				COUNTY
REGISTERED		ALL	Britton Falls	VOTED
ELECTION	VOTERS	VOTED	PERCENT	PERCENT
5/6/2014	821	472	57.5%	12.1%
11/4/2015	891	552	62.0%	27.5%
5/5/2015	977	602	61.6%	16.1%
11/3/2015	1054	539	51.1%	8.7%

Advisory Committee Sub-Committee Descriptions

Finance. Review the finances of the Homeowners Association. This includes the operating budget and the reserve fund. Discuss recommendations with the Property Manager.

Communications. Communicate the activities of the AC and pass on pertinent information from the HOA to the residents and homeowners. This is primarily done through a monthly newsletter.

Buildings. Review the use and upkeep of the Chateau, including the outdoor pool, and the villa (the new amenities building to be built in 2016-2017). This includes safety, usage, hours of operation, maintenance, appearance, cleanliness, etc. Discuss recommendations with the Maintenance Director and Lifestyle Director as appropriate.

Grounds. Review the use, safety and upkeep of the outside elements of Britton Fall, including the common areas, tennis courts, bocce courts, waterfall, roads, ponds, and paths, but not the outside pool. Discuss recommendations with the Maintenance Director and Lifestyle Director as appropriate.

Government Relations. Develop and maintain good working relationships with the local governmental agencies.

Documents. Develop and maintain the AC documents, including the Policy and Procedures and the Handbook. Suggest changes to the HOA governing documents, including the By-laws, Declarations, Design Guidelines, and Operating Rules.

Legal. With the assistance of a retained attorney, determine our legal rights and requirements as an Advisory Committee in preparation to transition into a homeowner-run HOA.

Reserve Study. Review the Reserve Study with the Reserve Study consultant, our legal consultant and the management company. This is an ad hoc (temporary) sub-committee that will be formed when the reserve studies are performed.

Election. Conduct the election of members to the Advisory Committee. This is an ad hoc (temporary) committee formed each year to recruit and vet the candidates, and conduct the election. This sub-committee is different in composition as no current AC members are on it.

Transition. Develop and maintain a transition plan for the transition to a homeowner-run HOA. This is a standing committee.