

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 by Brad D to adopt agenda. Seconded; 8 votes yes.
- III. Approval of the Minutes – June 21, 2016 meeting. Motion to approve by Mike M; Seconded; 8 votes yes.
- IV. Villa Building Status – Jim Miles
 - a. Cost options are being evaluated; costs are currently over budget according to Pulte. (See statement from Jim Miles).
 - b. Building permit is still required with the city of Fishers; projected start date by 19 August.
 - c. The questions regarding parking spaces and solid surface flooring are still ongoing between AC representatives and Pulte.
- V. Comments from the community on the villa
 - a. Resident asked if community could raise money independently to increase number of parking spaces. Answered, “yes”. Jim Miles indicated that it costs \$2000 per parking space.
 - b. Larry Amick stated that there could be a legal fiduciary responsibly to meet the needs of the community. He suggested that we bring this topic to our legal representative.
 - c. Jim Mervilde indicated that we still expect an opportunity to have a meeting with Matt Lohmeyer, Vice President of Land Development.
- VI. Comments
 - a. AC Chair
 - b. Property Manager (John Doehrman) Report Attached
 - i. Projected date for completion is currently estimated to be by the end of August to improve tennis courts, walking path, and the pond next to the parking lot.
 - ii. Thirty day study of attendance for outdoor pool is currently ongoing
 - iii. Green Arbor Company to trim trees overhanging trails, according to Brad Bryant.
 - c. Lifestyle Director – Cathy Paschen: No Report
 - d. CMS Vice President – Lee Clouse
 - i. August 11 at 6:00 p.m. is next Pulte HOA meeting to discuss finances (Reserve Study) at chateau.

- ii. Mike Moore stated that an executive summary is desirable to distribute prior to the Pulte HOA meeting.
- iii. Judy Spears asked about whether irrigation schedule is set and remains the same. Brad explained that it depends upon rain and mowing schedule.

e. Comments from the community for CMS

VII. Subcommittee and Ad Hoc Committee Reports

a. Building – Lynne Flynn

- i. Committee has seen improvements within the chateau. Asked about pressure washing of outside of chateau.
- ii. Also asked if lifeguards could continue to open and close umbrellas at outdoor pool since they are difficult to open.
- iii. Exercise classes are sometimes being cancelled; questioned whether residents knew of cancellations in advance? Cathy stated that she emails cancellations in advance and tries to limit cancellations.

b. Finance – Larry Raasch: No report.

- i. Lee Clouse indicated that there has been an issue with bank statements; will resolve with Larry R.

c. Reserve Study – Jim Miles: No report.

- i. An engineering study within reserve study: is there anything beyond checking for depth? Erosion is a check to determine if silt is getting too deep.

d. Communications – Mike Moore: Report attached.

e. Grounds – Larry Amick: Report attached.

- i. John D stated that a sign at the tennis courts could be installed stating that roller blades and skate boards should not be used on the courts.
- ii. Brad D indicated that walking paths are not public, but are private and are controlled by the HOA; Brad Bryant will check this to confirm.

f. Documents – Judy Spears:

- i. Judy thanked Marilyn Moore for her work on documents. July 5 email showing motion of revised Policies and Procedures; Lynne seconded motion. 9 votes, yes. Code of Conduct and newly revised Policies & Procedures will appear on website.
- ii. Mike Moore indicated that documents for elections and nominations have been altered; discussion ensued as to the dates when these will be distributed to the public.

g. Government Relations – Brad DeReamer – Report attached.

- i. Citizens gas has stated that an industrial customer is responsible for the gas aroma in the area.
- ii. Indiana DNR has stocked the pond at Cynthiaanne Park and the pond is open to the public; a fishing license is required. The DNR expects the public to follow a “catch and release” practice at this pond.
- iii. At least three emails have been sent to the community regarding city’s No Solicitation Policy.
- iv. Airport at 96th and Allisonville Rd is allowing Fishers to zone land around the airport and recruitment efforts to attract companies to the Fishers area: no retail or fast food restaurants. The area north of the Target store is now approved as a business park due to the diligence of Mayor Fadness; taxes will be captured

by Fishers of up to \$5 million. IT emphasis and vision of Fishers regarding technology opportunities are gaining recognition for Fishers on a national level.

h. Legal – Jim Miles

VIII. Unfinished Business

IX. New Business

- a. Motion to request information from the HOA Board of Directors – passed previously
- b. Minutes of HOA are required to go back for 2 years according to IN code
- c. Resident concern: Use of amenities by individuals under age 19: resident suggests better signage.
- d. Resident concern: Driveway is pitted; forwarded to John D.
- e. Resident concern: Cancellation of classes by Pulte due to usage of ballroom by Pulte. Pulte has the right to use rooms as needed, according to Lee C. Cancellations are limited.
- f. Resident concern: Speeds of construction vehicles are excessive. Our stop signs are illegal because they are ornamental and do not meet code.

X. Adjourned @ 2:51.

June Property Manager Report – John Doehrman

Works in progress

1. Work orders for the month of June totaled 99, most work orders for the month of June were irrigation or landscape related. I completed with Michael Moore, our first Caliber training meeting. Here is what I am working on as a result of homeowner input:
 - i. Eliminating all registration or sign in glitches.
 - ii. Change or add some categories in the request fields.
 - iii. Standardize responses, closings, and status communication.
2. Contractor has been contacted to make repair on NW corner of the fence on the tennis courts, have a pole that needs repair. It has separated from the holders.
3. Repairs and corrections for water drainage for the tennis courts, walking path, and pond next to the parking lot will now begin when ground work is completed in the current section (Villa Area) Work is scheduled to be completed by Pulte Vendor Valenti-Held.
4. The street light pole at Del Webb Parkway at the entrance to the Chateau is complete.
5. Mulching of homes and the common areas are complete.
6. 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 and common are .
7. Joel Wilcox (our College Student) is currently working on maintenance items at the Chateau as well as completing 40-50 irrigation repairs per week.
 - i. Painting base boards
 - ii. Replace all the lights in both chandeliers
 - iii. Fix ceiling tile in Fitness room
8. The two fountains out on the back pond behind Haywood Street, have been identified and are back in service.

9. 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.
10. The water spigot and drinking area is not the finished product, we have additional work to do that will finish landscaping and add a drinking fountain.
11. 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:
 - i. Filling cracks
 - ii. Readjusting the flow direction of the water
 - iii. Ensuring all the water is going over the falls
12. Change out of Chateau lighting to LED is being completed as operating funding allows, you should see work being done in the next couple weeks.
13. 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.
14. New Bank and Homeowner follow up continues. I have communicated updates and placed information on the Portal.
15. I will be getting a bid proposal to install solar film on the swimming pool area windows.
16. We have begun doing people counts in the pool area to monitor participation; this is done every thirty minutes from open to close for the next 30 days.
17. Here are the topics I will be communicating to the community over the next few weeks,
 - i. Altering any Common Area woods or preserve area
 - ii. Liability of trees and responsibilities.
 - iii. Rules of the roads (bikes)
18. 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 next week.
19. Ponds will be mapped for depth and compared to original specifications to evaluate how much silt is flowing into the ponds, during construction etc.
20. 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.

Follow ups

If you have suggestions for other topics to communicate to the homeowners, please let me know.

Best Regards,
John Doehrman

Communication Subcommittee Report to the Advisory Committee – Mike Moore July 19, 2016

- I. The subcommittee sponsored a demonstration of Caliber Web presented by Mike Moore and John Doehrman on July 12. The focus of the session was on demonstrating how to submit maintenance requests for the individual homeowner's property (landscaping, irrigation, etc.) and for common areas within Britton Falls. Approximately 40 homeowners attended. The

ensuing discussion led to suggestions for changes to the Caliber Web software to that would enhance its functionality and make it more user- friendly. The suggestions include:

- a. Adding “misc” or “other” categories, where appropriate, to some of the pull down menus.
- b. Adding “pending” and “in progress” options in the “details” provided regarding the status of the request.
- c. Adding auto-response e-mail to the originator when the request has been “opened” by CMS personnel and “closed” when the request has been satisfactorily addressed.

II. At its July 15 meeting, the Communication Subcommittee:

- a. Reviewed copy for the upcoming July issue of *The Wine Press*.
- b. Reviewed the Caliber Web demonstration sponsored by the subcommittee and agreed to recommend an additional change to the Caliber Web system – providing homeowners the ability to identify an “emergency contact” within their “Profile” section of Caliber Web, providing CMS personnel the ability to identify and notify a homeowner’s “emergency contact” when appropriate.
- c. Agreed to secure information and draft columns about:
 - a) The decision-making process for selecting and planting trees in common areas and on individual properties.
 - b) The procedures and cost required for the maintenance of ponds and fountains.

JULY GROUNDS COMMITTEE REPORT – Larry Amick

The Grounds Committee of the Advisory Committee met on Friday, July 15, 2016, in the A & C room of the Chateau, at 1:30 P.M. Mr. Jim Flora of the landscaping subgroup made a report of receiving additional information on landscaping plans. He and his group will be working towards developing a comprehensive landscaping plan for Britton Falls common areas. Anyone who has an interest or any expertise in this area is cordially invited to join Mr. Flora and his group.

The water features subgroup is headed by Mr. Len Echols. Mr. Echols has met with representatives of the two companies that deal with fountains and that deal with algae control respectively. He is also attempting to meet with the independent engineer who is studying the retention ponds and other water features at the suggestion of the authors of the Reserve Study. All who have an interest in water features at Britton Falls are welcome to join Mr. Echols and his group efforts.

There was general discussion of grounds related issues at the July meeting. Among the topics addressed were: the tennis/pickleball courts, the outdoor water fountain, the mud hole in the trail to the southeast of the tennis/pickleball courts, the deteriorating condition of the curbs and bumper rails at the bocce courts, and irrigation and drainage issues. Several homeowners report broken irrigation systems in their yards creating flooding issues. A homeowner also mentioned that some individuals were using the tennis/pickleball courts for other unauthorized purposes. A sign was suggested limiting use to homeowners and their supervised guests for tennis and pickleball only.

The Grounds subcommittee and all subgroups are open to all Britton Falls homeowners. Meetings are announced on the Britton Falls website. Anyone with an interest or a concern is encouraged to participate.

Government Relations Report – Brad DeReamer

I-69 Major Moves 2020 construction update

Traffic will be shifted toward the right-hand shoulders to allow space to build an additional lane in the median while maintaining two lanes in each direction during construction..

I-69 added travel lane

Milestone Contractors shifted northbound I-69 traffic lanes toward the right shoulder last week to accommodate construction of an additional travel lane in the median between State Road 37 (Exit 205) and Campus/Southeastern Parkway (Exit 210). Southbound lanes in the same section are scheduled to be shifted later this month.

This week, crews are setting temporary concrete barrier along the interstate median to begin construction of an additional travel lane. Setting concrete barrier will require lane closures each night this week between 9 p.m. and 6 a.m.



The first phase of interchange construction will widen the bridge over I-69 and begin building the new ramps. Later this summer, traffic will be shifted into a double-crossover diamond configuration, which is intended to improve traffic flow during construction of the permanent interchange improvements.

Campus/Southeastern Parkway Exit 210

Construction of the new double-crossover diamond interchange configuration is underway as Milestone has narrowed Campus Parkway traffic lanes to 11 feet wide, set temporary concrete barrier along the bridge over I-69, and started earthwork for the new interchange ramps.

Motorists will notice an increase in construction activity at the interchange and should be alert for workers in the area and trucks entering and exiting the roadway.

The first phase of interchange construction will widen the bridge over I-69 and begin building the new ramps. Later this summer, traffic will be shifted into a double-crossover diamond configuration, which is intended to improve traffic flow during construction of the permanent interchange improvements.

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

Interstate 69 patching & paving

Milestone Contractors plans to continue patching existing northbound pavement north of Campus Parkway Exit 210. The patching operation will continue north over the next several weeks to the end of the project limits, which is just past State Road 38 (Exit 219), before returning southbound on I-69 back to Exit 210.

Milestone is repairing pavement on about 15 miles of interstate before paving a new asphalt overlay on existing lanes. Motorists may temporarily experience rough pavement after sections are patched and before sections are paved.

Weather permitting, patching and paving operations require alternating lane closures 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 on I-69 through the work zone is reduced to 60 mph and further reduced to 50 mph when workers are present. Motorists should also be alert for trucks entering and exiting the highway through the construction zone.

About the 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. The project will:

- Resurface 15 miles of existing interstate pavement;
- Rehabilitate existing interstate bridges and drainage structures;
- Add a third travel lane to the interstate median in each direction from State Road 37 (Exit 205) in Fishers to north of State Road 38 (Exit 214) in Pendleton;
- Add a southbound lane to the right outside shoulder between the 116th Street entrance ramp and the future 106th Street exit ramp, which is currently under construction;
- Reconfigure the Campus Parkway interchange (Exit 210) into a double crossover diamond design to improve traffic flow;
- Widen the Campus Parkway bridge over I-69;
- Rebuild and lower the State Road 13 (Exit 214) pavement under I-69;
- Rehabilitate the Brooks School Road and Madison County Road 650W bridges over I-69

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.

Stay informed

Follow [@INDOT_ECentral](#) on Twitter and [INDOTEastCentral](#) on Facebook for regular project updates using #I69MM2020.

Contact INDOT at 1-855-463-6848 or eastcentralin@indot.in.gov with questions or concerns.

1. FISHING IN CYNTHEANNE PARK POND – Thanks to our Britton Falls fishing group for letting the City Parks Department know that since the DNR stocked the pond with fish a few years ago that the pond must allow public fishing. The incorrect signage (No Fishing Allowed) will be changed someday.
2. WEEDS – Pulte and the City have been notified about the illegal weeds growing in Britton Falls. This is the responsibility of the Developer – not our HOA.
3. NEW MED TECH PUD – Central Indiana Orthopedics developing the 37 acres on the north side of 136th Street immediately east of Southeastern and the hospital.



4. SOLICITATION ORDINANCE

112.12 RESTRICTIONS ON LICENSE/DOOR-TO-DOOR SOLICITATION.

(D) Unlawful to solicit on posted premises. It is unlawful for any vendor to ring the bell, or knock on the door, or otherwise attempt to gain admittance for the purpose of peddling or soliciting at any residence, dwelling or place of business at which a sign bearing the words "No Solicitors" (or words of similar import indicating that solicitors are not wanted on said premises) is painted, affixed, or otherwise exposed to public view; provided, that this section shall not apply to any peddler or solicitor

who rings the bell, knocks on the door, or otherwise attempts to gain admittance to such residence or dwelling at the invitation or with the consent of the occupant thereof.

Mr. DeReamer –

Have residents contact dispatch at **773-1282** to report any solicitation issues so that officers can evaluate for any violations. If there is a violation, I am confident appropriate action will be taken. We have reinforced this issue with our Patrol Division, specifically the issue within Britton Falls. In addition, our Record Unit will instruct those that obtain a permit to generally avoid Britton Falls from their solicitation (although we cannot enforce that, it is merely a suggestion).

Thanks for your help.

Respectfully,

Mitch Thompson

Assistant Chief of Police, Fishers Police Department

P 317.595.3307

4 Municipal Drive, Fishers, IN 46038



MAKE SURE YOU HAVE THIS STICKER ON YOUR FRONT DOOR WINDOW



5. CHARGING AT CYNTHEANNE PARK – Some of you have let me know that when there is a big tournament at Cyntheanne Park they have been trying to charge you to park when you are going to play pickle ball. The Parks Department has informed me NO ONE is allowed to charge for anything in a public Fishers Park. Let me know if this happens to you. Please give me dates and times.