

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 Jim Mervilde to adopt agenda. Seconded; 9 votes yes.
- III. Approval of the Minutes – May 17, 2016 meeting. Motion to approve by Terry Reef; Seconded; 9 votes yes.
- IV. Villa Building Statuses – Jim Miles
 - a. On 25 June, the BF attorney secured the site plan. Meeting with Matt Lohmeyer and AC representatives to review villa plans should take place in early July; no further information on the villa has been received lately. A permit to move dirt at the villa site has been secured by Pulte; no picture of building has yet been released.
 - b. No comments heard from homeowners present regarding the villa project.
- V. Comments
 - a. AC Chair - None
 - b. Property Manager – John Doehrman
 - Brought to AC members' attention that a homeowner has requested that the chateau be kept open until 10:00 each night. Lee Clouse indicated that five residents on average enter during the last hour that the chateau is open. Additional wages for staffing would be necessary to extend hours.
 - Emails from homeowners have expressed concerns regarding motorhome parking behind chateau. The concern addresses the

parking space being taken up by the motorhome parking. Also, Lee Clouse indicated that he is considering alternative locations for the placement of the mulch pile in the future.

- John visited areas with Pulte land development. John noted that Pulte has been vigilant on developing areas prior to them turning property over to BF.
- Trees along berms and entrances are being replaced by Hittle.
- Jim Miles asked about the water being sprayed into a residents' back yard. Brad Bryant stated that it was an irrigation issue rather than a water fall problem.
- Jim Miles asked about the meeting between CMS and Steve Craft, of Hittle, regarding the quality of trees being planted. John D indicated that Hittle has identified 19 trees to be replaced.
- Landscaping along Mondavi walking path – should there be trees planted there? Brad Bryant stated that the landscaping is complete.
- John D stated that Valenti Held is installing a drainage system around the tennis courts as well as drainage tiles along the pond behind Oakford Drive.
- Damaged light pole along front drive will be replaced soon; pole is on order.
- Puddling of rain water – John D stated that Leslie Coatings reported that courts are within specs. Standing water, according to Larry Amick, continues to be a problem. Lee Clouse stated that Pulte is working to correct the pooling problem.

c. Lifestyle Director – Cathy Paschen: No report.

- Jim Miles asked whether food and beverage are allowed in the pool areas. Brad Bryant indicated that new signs are being ordered to show the policy of no food or drink, with the exception of bottled water being allowed at outdoor pool.

d. CMS Vice President – Lee Clouse: A more formal process is being addressed regarding the appearance of common areas; a monthly walk with a Hittle representative and CMS will be done.

- i. Jim Miles asked about the engineering study for the chateau; Lee stated that he is trying to find an engineer to complete the study. The ponds are being studied for baseline data. Lee stated that erosion control and depth studies are areas being addressed in the engineering studies.
- ii. Terry Reef asked about the pond behind Mondavi and the apparent dropping of its depth. Lee stated that the pond held depth during the winter, but when the weather is hot and dry it has a high degree of evaporation due to various factors.

e. Mark Cremer, resident, reported that water standing on BF tennis courts, compared to other courts in the area, have shown more water standing on our BF courts. Lee C stated that the issues are continuing to be brought to Pulte's attention and is hoping to get the standing water addressed through Pulte.

f. A resident asked about the possibility of extending hours at the chateau for special events. CMS indicated that it is possible to extend the hours beyond normal closing times but would add to total cost due to the need for staffing.

- g. A resident expressed concern about the thermostat reading within chateau being too cold for activities.

VI. Subcommittee and Ad Hoc Committee Reports

- A. Building – Lynn Flynn: Report attached.
- B. Finance – Larry Raasch: Report attached.
- C. Reserve Study – Jim Miles: A community wide presentation will be made to the community. Date will possibly be at the August HOA evening meeting could be the time for the reserve study report.
- D. Communications – Mike Moore: Report attached.
- E. Grounds – Larry Amick:
- F. Documents – Judy Spears: Continuing to work on handbook. Draft copy will soon go out to AC members. The elections section will be addressed specifically at the August meeting.
- G. Government Relations – Brad DeReamer – Report attached.
 - a. Brad cited the cooperation of Comcast and Centurylink to solve problems of lines extending across property owners' property.
 - b. Economic development in Fishers has exploded. Retail and commercial, as well as IT development is developing rapidly especially downtown to meet the needs of new residents in downtown Fishers
 - c. Cathy Paschen asked about what is being done by Fishers to address rising crime within Fishers. Brad stated that the current police chief has done a good job of bringing police tactics and technology up to speed to meet the needs of residents. "Fishers Crimewatch" is a phone app that residents can use on their cell phones which routes emergency calls to a local policeman's car.
- H. Legal – Jim Miles: Report Attached. Steve Earnhart, attorney, is being consulted regarding minutes of Pulte HOA meetings and how to secure their minutes.

VII. Unfinished Business: Motion distributed.

- a. Jim Miles asked Lee C how it is determined whose responsibility it is to take care of certain problems, issues, and replacement of equipment. Some discussion ensued regarding the need to replace windows in the pool area and from what account those monies should come.
- b. It was stated that some further review of whose responsibility it is to take care of issues that come out of engineering studies. Lee C indicated that Pulte will still be responsible for issues of a structural basis as problems come up in the future.

VIII. New Business

- a. Responding to a resident's question - Walking paths are designed for walkers and bicycles.

IX. Homeowner Concerns

- a. Space taken up by recreational vehicles is limiting parking spaces for residents. John D stated that Fishers requirements state that RV vehicles parked in front of homes require at least 15 feet of passing space on the street.

X. Adjourn @ 2:40

June Property Manager Report

Works in progress

1. Work orders, the month of May was a total of 48, and June to date has been 63, most work orders for the month of June were irrigation or tree related. I am working with Michael Moore as he develops visual training and making the process more uniform.
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 could start as early as next week. Work is scheduled to be completed by Pulte Vendor Velinti-Held.
4. The street light pole at Del Webb Parkway at the entrance to the Chateau is showing as being shipped, it will be installed immediately upon arrival.
5. Mulching of homes has been completed and the common areas should be completed this weekend.
6. Many of the dead trees along the brim along Atlantic Road and Del Webb Parkway have been replaced, a shipment of trees is expected next week to continue the process.
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.
8. The two fountains out on the back pond behind Haywood Street, has been identified and back in service with in the next 7-10 days.
9. We continue to work with our cleaning crew 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 you will see in the next two weeks.
11. Investigation of water pressure for the water falls is still ongoing.
12. Change out of Chateau lighting to LED is being completed as operating funding allows.
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.
14. New Bank, and Homeowner follow up. I will communicate dates and requirements as I receive additional information.

Communication with the Homeowners

1. Please see the information I sent out today, I included a listing of next week's topics. Additional recommendations will always be appreciated.

2. The sales of KNOX BOXES have slowed down, I am going to communicate with the company to get marketing material to promote the new residential items.

Follow ups and Thank You

1. Thank you to Brad DeReamer for all his efforts to communicate with the local Cable companies, as a result homeowners no longer have to look at the unsightly cable lines reaching for the sky. The two block long phone cable running along the walking path behind Malbec Street, creating a hazard for all who passed by has been eliminated by the efforts of Mr. DeReamer.

Building Committee Report June 2016 – Lynne Flynn

There has been considerable improvement to report on the maintenance of the Chateau. The kitchen will be inventoried and organized in order to maintain order and cleanliness. The weather stripping has been added to the exterior ballroom doors, however there appears to be a need for some adjustments for safety and insulation. The door stop outside of Ballroom C exterior door may also be a safety issue during the winter months when it could be covered by snow. The overall cleanliness of the Chateau seems to be headed in the right direction. There is a major issue with a wall corner in Ballroom C. Looking forward to clarification on that. It appears to need new corner bead on that corner, then new drywall tape and new mudding, sanding and paint. We are hoping to get a time line for the LED lighting, the ballroom floor near the storage closet and also the magnetic closures for the storage closet doors The drinking fountains by the outdoor pool will be turned on per Brad Bryant Hopefully we will have a date on the new sunroom furniture.

June 2016 Financial Update – Larry Raasch

- As of June 10th, Pulte had not reimbursed the BF HOA for the Plainfield wages that had been paid from our bank accounts. Lee Clouse indicated BF HOA would be reimbursed sometime the week of June 13th.
- As of June 10th, Pulte had not paid the first quarter contribution to cover BF HOA operating expenses. Lee Clouse indicated BF HOA would be paid sometime the week of June 13th.
- As of June 10th, Lee Clouse indicated funding for the Plainfield project had now been received. A final accounting will be made and no further expenses will be incurred on the BF HOA financial statements.
- Second quarter financial statement information dated June 30th will be presented at the August Advisory Committee meeting.

At the June 21st Advisory Committee, Lee Clouse indicated that all money owed by Pulte as of June 10th had been paid plus they had also paid the second quarter contribution to cover BF HOA operating expenses.

Lee also indicated that funding had been received for Plainfield and that we were no longer paying their bills.

Communication Subcommittee Report – Mike Moore
6/21/16 Advisory Committee Meeting

The Communication Subcommittee met on June 16, at which time the following issues were discussed and actions were taken:

1. Regarding The Wine Press:
 - a. A draft column for the June issue announcing a Caliber Web demonstration was reviewed and the heading revised. Reviewed a draft outline for the demonstration titled “Caliber Web Steps for Submitting a Maintenance Request.” The subcommittee agreed to work with CMS in scheduling the collaborative demonstration early to mid July.
 - b. A draft column for the June issue on the Government Relations Subcommittee was discussed, with minor revisions suggested.
 - c. Larry Shores agreed to draft a short column for the June issue announcing, and outlining the parameters of, a new column titled “Question of the Month.”
 - d. Identified the following topics for future issues:
 - i. The Reserve Fund and the upcoming Reserve Study (July or Aug.)
 - ii. An update on the Villa (July or Aug.)
 - iii. The status and timeline of the “transition process” from developer HOA to homeowner HOA
2. Reviewed the proposed “Map to Advisory Committee Page on the BF Portal” and agreed that “series documents” (minutes, financial reports, etc.) should be listed in reverse chronological order so that the most recent document is listed first.
3. Discussed several suggestions proposed by Larry Shores, including:
 - a. Requesting a report from John Doehrman regarding the decision making process for selecting and planting trees in common areas and on individual properties. Larry will draft the request.
 - b. Requesting a report from John Doehrman regarding cost and maintenance of ponds and fountains.
 - c. Developing a strategy, central repository, for maintaining next-of-kin information for residents in emergencies. It was noted that this information can be retained in each homeowner’s Caliber Web account. We will follow up regarding how this information can be accessed as well as drafting a template neighborhoods might use for collecting this information.

Government Realitions – Brad DeReamer

Development in Noblesville:

Shoppes at Saxony Market Place – Three strip centers under construction on the south side of 146th Street (Campus Parkway) at Cabela Drive.

Embassy Suites at the NW corner of Olio Road and Tegler Drive – just over overpass

FISHERS CITY COUNCIL: (Monday June 20th)

COMPREHENSIVE PLAN (Fishers 2040) passed.

THOROUGHFARES in the Briton Falls area:

CYNTHEANNE ROAD – (Primary Arterial) – from Southeastern Parkway to 136th Street

Right-Of-way Width: 120 feet

Vehicular Access: Two 12-foot travel lanes

Pedestrian/Bike Access: Two 10-foot shared-use paths

Proposed roundabouts at 126th, 136th, Southeastern Parkway

126th STREET – East of Cyntheanne Road

Will remain the same 2 lanes to Atlantic Road

136th STREET FROM SOUTHEASTERN TO CYNTHEANNE ROAD

Right-of-way Width: 10 feet

Vehicular Access: four 12-foot travel lanes

Pedestrian/Bike Access: Two 10-foot shared-use paths

Proposed roundabouts at Southeastern Parkway, Prairie Baptist Road and Cyntheanne Road

136th STREET FROM CYNTHEANNE ROAD TO ATLANTIC ROAD

To remain the same 2 lanes

SOUTHEASTERN PARKWAY FROM CYNTHEANNE ROAD TO OLIO ROAD

Right-Of-way Width: 120 feet

Vehicular Access: Two 16-foot travel lanes with Center Median/Left Turn Lanes

Pedestrian/Bike Access: Two 10-foot shared-use paths

Proposed roundabouts at 126th, 136th, Southeastern Parkway

Proposed roundabouts at 126th Street, 136th Street, Florida Road, Cyntheanne Road

Cyntheanne Road will end at Southeastern and not continue southerly. 126th Street will end at Cyntheanne and not be continued westerly to connect with 126th at Southeastern.

96th Street and Cumberland Road is NOW OPEN

Bids have been let on the improvement of Cyntheanne Road – construction should start in the next 30-50 days. Road will be widened.

“S” CURVE UPDATE: Bids to be let in October

Construction has begun on the Exit 210 overpass changes to a DOUBLE DIAMOND. This is what it will look like after completion.

To see how this works – go the following video to watch on YouTube:

https://youtu.be/Ldq_7eV3C-E

State Legislation approved allowing Fishers to have four more 3-way liquor licenses to help with economic development in the downtown area. Cost per permit is \$ 40,000 payable to the STATE not Fishers. Fishers will be able to control the permits.

Comcast and Century Link were very cooperative in solving the cable concerns on Malbec.

Legal Sub-committee Report – June 21, 2016: Jim Miles

I sent an e-mail to Steven Earnhart, our attorney, on May 19th asking if he could get the plans that Pulte has submitted to the state and to the city. On May 25th he responded with the site plan that Pulte had submitted to the city. We already had the site plan. He did not get copies of the building plans.

On June 9th I sent Steven information on the expenses from the Reserve Fund. He will review them to determine if some of the expenses should not have come out of the Reserve Fund.

Steven has not sent us the properly worded document to send to Pulte asking for HOA meeting minutes and for homeowner representation on the HOA board. This was partially due to a miscommunication. I've sent him the additional information he needed. I will check back with him this week to see when the letter will be coming.

Jim Miles

