

AC Attendees:

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

AC Absent:

CMS Present:

John Doehrman
Brad Bryant

- I. Call to Order and Introductory Comments
- II. Adoption of Agenda - Motion by Mike Moore to adopt agenda. Seconded; 7 votes yes.
- III. Approval of the Minutes – October 18, 2016 meeting. Motion to approve by Judy Spears; Seconded; 7 votes yes.
- IV. Villa Building Status – Jim Miles
 - a. Jim referenced the document for villa usage plan that he had sent out to AC members
 - b. Suggested a subcommittee that would deal with the furnishings of the villa.
 - c. Larry A suggested that the current buildings committee should address the needs within the villa. Lynne F stated that her building committee would be up to the task.
 - d. Jim Miles stated that some questions for Dave Compton remain and asked the AC members to make notes within the villa document.
 - e. Judy S stated that used plants from the community could be used for landscaping the villa. Brad Bryant indicated that the Grounds Committee already has a plan in place.
- V. Comments from Community on the Villa
 - a. None heard
- VI. Comments
 - a. AC Chair – none
 - b. Property Manager – John Doehrman

- i. HOA payment service – the change only affects those paying through Paylease. No change for those paying via automatic bank account payment.
- ii. Completion of 2017 budget is ongoing and is nearly finished. CMS will meet with the BF Finance Committee on 17 November to present the budget.
- iii. November Property Manager Report will be sent by John monthly to residents and will also be posted to the website.
- iv. Jim Miles asked about trimming of hedges and grasses; asked Brad B if he could inform residents as to when the trimming should be completed. Comments from residents:
 - i. No parking signs are installed on at least a couple of streets. John D stated that when Pulte placed the signs, the city had told him that those signs were posted on streets where construction was ongoing; the signs should have been removed. John stated that he would continue to communicate to Pulte regarding the removal of these signs.
 - ii. Homeowner complained about RV parking in chateau parking lot. The time limit of 72 hours is enforced. Complaints have been very few regarding this issue.

c. Lifestyle Director – no report.

d. CMS Vice President – no report.

e. Comments from the Community for CMS – none

VII. Subcommittee and Ad Hoc Committee Reports

a. Election Committee – Mike Moore

- i. Read the tabulation from voting process for AC Committee Member vote.
- ii. Dan Canan and Judy Spears are the two new elected members; Jim Mervilde, Terry Reef, and Brad DeReamer are dropping off of the AC beginning Jan 1.

b. Building – Lynne Flynn

- i. Suggested the purchase of a small refrigerator for the kitchen at the chateau. John and Brad B suggested that Lynne work with Cathy Paschen to clear out leftover items from the refrigerator. Event supplies are kept in the kitchen and refrigerator to be used for upcoming events.
- ii. Lynne expressed concern regarding residents taking grandchildren through locker rooms. The suggestion was made that an alternative entry be made into the pool area; this would likely require a key card entrance for one of the current doors. Entry via the handicapped restroom is a possible solution.

c. Finance – Larry Raasch

- i. Distributed BF Financial Commentary for Sept 30, 2016 (attached)
- ii. Jim Miles stated that \$10,000 has been budgeted for the AC attorney for 2017.

- d. Reserve Study – Jim Miles
 - i. Awaiting the report from the structural engineer. John D stated that the report would be sent to Lee Clouse. John will, in turn, forward the report to Jim Miles along with the pond study report.
- e. Communications – Mike Moore
 - i. Mike proposed that the opening page information on the BF website include information about the AC as well as when meetings are held.
- f. Grounds – Larry Amick
 - i. Trimming of shrubs was discussed at the Grounds Subcommittee meeting. The recommendation of using uniform signs was brought up.
 - ii. The use of discarded plantings within the community was also discussed at the subcommittee meeting. An inventory of plantings is a possibility in the future. Judy S asked about landscaping of the Oakford green space on the curb space. Brad B stated that he would pursue this issue and feels that a couple of trees could easily be planted there. Jim Mervilde spoke to the reference in the covenants of the green space areas.
 - iii. A resident addressed the staining of posts and gouging of posts at bottom from mowing. Brad B indicated that both of these issues will be addressed in the spring.
 - iv. Outdoor recreation facilities should be considered for ongoing evaluation in order to maintain high standards for recreational facilities.
- g. Documents – Judy Spears
 - i. Judy asked for a list of items that could be revisited for possible removal from documents.
- h. Government Relations – Brad DeReamer
 - i. BF tallied 91.2 per cent voter turn out which represents the highest voting precinct in Indiana.
 - ii. John D reported that a homeowner stated that it is difficult to see the entrance way into BF off of Cynthiaanne.
 - iii. Agenda for Fishers Council meeting is posted at www.fishers.in.us
- i. Legal – Jim Miles
 - i. Attorney is working on covenant revision.
 - ii. Larry A asked about Pulte HOA forwarding Minutes to BF AC Committee.

VIII. Unfinished Business

- a. Judy asked about new add ons for homes: must they all be white in color?
John D reported that pergolas and porches must match the trim of the house.

IX. New Business

X. Homeowner Concerns

- a. Homeowner expressed concern regarding losing Brad DeReamer's monthly government reports. Brad stated that he plans on continuing them in some manner.

b. Homeowner gave compliments regarding the beauty of front entrance.

XI. Adjourned @ 2:40.

Reports

Britton Falls HOA Financial Commentary for September 30, 2016

The following cash basis statements are attached.

- Cash basis Income Statement for the 9 months ended September 30, 2016.
- Cash basis Balance Sheet as of September 30, 2016.
- Reserve Fund Balance and Activity for the 9 months ended September 30, 2016.

	Actual	Budget	Difference
Income	\$1,368,000	\$1,323,000	\$45,000
Pulte Contribution	\$67,000	\$98,000	(\$31,000)
Total Revenue	\$1,435,000	\$1,421,000	\$14,000
Total Expenses	\$1,550,000	\$1,472,000	(\$78,000)
Net Operating (Loss)	(\$115,000)	(\$51,000)	(\$64,000)

Total revenue was over budget by \$14,000. This was primarily due to HOA assessments being over budget by \$31,000, and Pulte Developer Contribution being under budget by \$31,000. Also \$2,000 from Pulte was recorded as Pulte Contribution when it should have been recorded as golf income. Golf event income was over budget by \$16,000 but this is a timing issue as the net proceeds will be given to charity. Other variances under budget by more than \$7,000 included the following:

- Website income \$10,000
- Event income \$8,000

Expenses were over budget by approximately \$78,000.

- Maintenance and equipment repairs were \$19,000 over budget primarily due to a new gas grill, chimney repairs, tennis court fence repairs and plumbing in the women's locker room.
- Water and sanitation were \$13,000 over budget due to having more homes than budgeted.
- Refuse collection was \$11,000 over budget due to having more homes than budgeted.

Expenses which are partially offset by income include the following:

	Fitness	Events
Revenue	\$28,000	\$40,000

Expenses	\$38,000	\$34,000
Net Results	(\$10,000)	\$6,000

Events are doing much better this year regarding covering the cost of their events with the income they collect for the events. Hopefully fitness will do better in the future as this is a useful function for our community.

We have \$460,000 in the bank as of September 30, 2016. This is down \$109,000 from December 31, 2015 primarily due to showing an operating loss of \$116,000.

The HOA reserve balance increased from \$366,000 at December 31, 2015 to \$379,000 as of September 30, 2016. The reserve had income of \$96,000 and expenses of \$83,000. The expenses were \$14,000 for a Dectron compressor for the pool, \$5,000 for waterfall lighting, \$38,000 for furniture, \$15,000 to resurface the tennis and pickleball courts, \$4,000 to replace a fountain pump and \$6,000 for a new copy machine.

Submitted by
 Larry Raasch
 Jim Kmak

FISHERS UPDATE

NOTE: Google has me declared a spammer (I have been fighting them for over 9 months) and I can only send 99 emails every 15 minutes for a maximum of 500 per day and a total maximum of 1,000 emails. They are tracking my IP address. I send these BCC so you do not have 99 emails in the TO: line. Since I am already well over 1,100 emails and growing I would like to set up a tree type system. I am looking for one volunteer per street that I could send the Fishers Update to and then they can send it onto their fellow street mates. I have all of the emails so – if needed - I would be glad to set up your email distribution list so is all you have to do is forward my email to that list and everyone will get the Updates. Let me know if you would like to be an UPDATE STREET CAPTAIN.

ECONOMIC DEVELOPMENT: NURSING HOME. When I was Mayor of Greenfield, I had recruited a developer to build a nursing home, assisted living units and an Alzheimer unit. I have been promoting the same thing for Fishers and have indicated it should be built near Britton Falls. In a meeting with the Mayor Fadness, he indicated my idea might be worth pursuing. His question to me was – “Would the residents of Britton Falls support the idea?”

I told him I would do a Survey Monkey and get him an answer. Please click on the link below and answer one question: Are you in agreement that the City of Fishers should recruit and encourage a developer to build a Nursing Home, Assisted Living and Alzheimer component in the area near Britton Falls? – Answer YES or NO. (one vote per email address)

NURSING HOME SURVEY

FISHERS AWARD: Fishers was selected as the **COMMUNITY OF THE YEAR** by the Indiana Chamber of Commerce for the entire state of Indiana. The award was presented to Fishers at the annual Chamber dinner at the convention center November 14th attended by over 1,500 guests. Fishers Vision – to become a “Smart, Vibrant, Entrepreneurial City”

STREET LIGHTS: We have requested from the City and County a **street light** be installed at the intersection of Southeastern and Cyntheanne road and at 126th Street and Cyntheanne Road. The response from the City of Fishers is as follows:

Mr. DeReamer:

I was forwarded the request from your neighborhood for the addition of street lights at two locations, namely 126th St. and Cyntheanne Rd as well as Southeastern Pkwy and Cyntheanne Rd. Of these two locations, only the Southeastern Pkwy intersection is within the jurisdiction of the City of Fishers (the other is county controlled).

While approval is not guaranteed, Director of Engineering, Jeff Hill, has instructed that the request at Southeastern Pkwy and Cyntheanne Rd. be added to the agenda for the December Transportation Committee meeting for consideration. Various stakeholders including DPW, Engineering, as well as Fishers Police Dept. will review this request at that meeting and make a determination at that time.

Please let me know of any further questions you may have.

*Best Regards,
Rich Bassett*

In talking with County Commissioner, Mark Heirbrandt, he is looking into getting us something for the 126th Street/Cyntheanne intersection.

ELECTION: At the monthly GOP breakfast on November 16th – Britton Falls was recognized for having the **highest early voting** and **highest total percentage** of voters for the last election. In fact, thanks to Jerry Brewton, Vice-Precinct Committeeman, we were kind of recognized four times. We kept reminding them all during breakfast and the guest speaker.

ROADS: I-69 and 106th Street Interchange

The project is nearing substantial completion. This means the road carrying 106th Street over I-69 and the ramps will open and be usable, but there will still be plenty of work to do that carries the work into the spring of 2017. It is anticipated that the road will be open around December 9, 2016, depending upon the weather over the coming weeks. Next year work will include finish grading, seeding, final pavement markings and signage, plus clean-up efforts.

CHICKENS: City Council approved an ordinance allowing Hoosier Road Elementary School to have chickens on the property for educational purposes.

NEW SUBDIVISION: Bringer Pines II - 126 Lot subdivision approved at northeast corner of Cyntheanne Road and 96th Street.

COMING SOON: Hopefully to be announced next month – Lots of activity near the new IKEA site.

If you would like to be taken off of this email update – Just hit REPLY and say TAKE OFF – Thank you

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