

Advisory Meeting Minutes

October 18, 2016

Agenda – October 18, 2016 Advisory Committee Meeting at 1:00 pm

I. Call to Order – By Chairman Miles

II. Adoption of Agenda – **Moved By:** Terry Reef **Seconded By:** Judy Spears **Vote:** Unanimous

III. Approval of the Minutes – September 20, 2016 meeting **Moved by:** Mike Moore **Seconded by:** Judy Spears **Vote:** Unanimous

IV. Villa Presentation by Pulte (Dave Compton) (See Notes Below. This report took place after the adjournment of the regular meeting.)

V. Comments from community on the Villa (See Below)

VI. Comments

A. AC Chair

B. Property Manager (John Doehrman of Community Management Services, the Property Management service contracted by Pulte) (See Report Submitted Below)

Highlights –

- Sidewalk repair in front of the Chateau
- Waiting for structural engineer report on the Chateau and tennis courts
- We received the pond assessment – We will compare these data to the original plans.
- Repaired the low spot and water collection point on the walking path near the tennis courts
- Parking lot will be cracked sealed and re-stripped in November.
- This is the last contracted week for mowing.
- Pruning process has improved – We are in the final stages of the process.
- Replaced 13 trees in the common areas with about 12 more to go
- Pond fountains will be coming our in the next few weeks

From Brad Bryant of CMS

- Fall Cleanup and cutting some of the grasses back is later this year because of the good weather
- Irrigation is shut down unless you have new sod on your lot

C. Lifestyle Director (Cathy Paschen - CMS)

- Grandkids Halloween event on October 29 concludes with swimming
- Hamilton county coat drives continues
- We are already locking down events and dates for next year.

D. CMS Vice-President (Lee Clouse)

- Changing on-line payment provided on December 1. More information will follow. The new system should be more user-friendly. Individual and group training will follow.
- Leslie Sheppard from CMS introduced herself to the crowd.

E. Comments from the community for CMS

Resident Concerns –

- One wants to have the Chateau open at 6:00 AM on the weekends. John Doehrman discussed doing head counts to determine usage patterns.
- One resident was concerned about the lights and fountains being our. The fountain was repaired but the lights were not. The resident asks the Management Company to consider a different contractor for the work next

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year. Discussion followed about this specific issue as well as the fountain and light issue in general. Pulte recommends that we buy a backup pump.

- A resident from Merlot issued concerns of trees dying behind his home without replacement. The landscaping on those lots made them premium lots. This changes the landscaping as you drive in and changes the view of the residents as well. We could end up with a void over there. Brad Bryant of CMS. offered to meet the resident out there to remedy the situation.
- Resident from Lambrusco noted that trees on the tree line back there are growing into our evergreens back there. This remediation work is scheduled to be completed this fall.
- A resident noted that she could not hear the severe weather siren from the back of the neighborhood.
- A resident from Shiraz mentioned that we should to communicate better and be more patient. However, she noted that the community looks better than it ever has.
- A resident from Charbono does not want the siren any louder.
- A Mondavi resident asks if anything is being done about the condition of the banks and edges of the pond. Lee Clouse warns of the damage that muskrats do and asks that any resident seeing a muskrat report it immediately.

VII. Subcommittee and Ad Hoc Committee Reports

A. Building (Lynne Flynn)

- a. Brad Bryant fixed the ballroom corner.
- b. We have a problem with the hardwood floors buckling and she wonders whether or not the floors will be refinished where the doors scrape the floor.
- c. The interior pool room will be painted. The time is underdetermined, but the pool will be closed for 2 weeks during the process.

B. Finance (Larry Raasch) - The quarterly report has not yet been itemized.

C. Reserve Study (Jim Miles) - We are waiting for study of the Chateau and the ponds. As soon as that is completed, the report will be finalized.

D. Communications (Mike Moore) See Attached report – Also, the election Subcommittee continues its work. The meet the candidates night is October 31. We have two positions open and four candidates.

E. Grounds (Larry Amick) – General meeting in October. Jim Flora is having a landscaping subcommittee meeting this Friday.

F. Documents (Judy Spears) – No report

G. Government Relations (DeReamer) (See Attached Report)

H. Legal (Jim Miles) – Jim Miles spoke to our attorney and posed some questions associated with the villa.

VIII. Unfinished Business

IX. New Business

X. Homeowner Concerns

XI. Adjourn at 2:10 Moved by Mervilde Seconded by Raasch, Passed unanimously

Communication Subcommittee Report

The subcommittee met on October 13, 2016 and agreed to include in the October issue of *The Wine Press* a column on the upcoming AC election focusing on the “Meet the Candidates Night” and an emphasis on voting, as well as a column on enhancements to Caliber Web. The subcommittee agreed to prepare a column on the Villa for the November issue and one or more columns on the reserve study for future issues. The subcommittee extends a special invitation to the members of the Advisory Committee, as well as homeowners, to submit suggestions for topics or issues to be addressed in *The Wine Press*.

Legal Subcommittee Meeting Notes:

On Tuesday, October 11, I talked with Steven Earnhart, our attorney. We discussed Pulte's financial plan for the Villa.

Steven suggested we request:

- 1) the changes Pulte will be making to the Covenants.
- 2) any contracts or loan agreements between Pulte and the HOA pertaining to the Villa.
- 3) the budget for the construction of the Villa.

Notes from Dave Compton's Presentation (Please note that these are merely the reflections of the note keeper. For the full presentation please see the documents provided by Mr. Compton.) [The documents from Pulte and Mr. Compton will be posted on the portal for all to see.]

During his remarks, Mr. Compton made the following points:

- Reviewed the history of the Villa agreement and project
- Pulte has raised its commitment from \$1 million to \$1.2 million.
- Funding is the major issue because the building is now \$1.6 million.
- Change to Pulte will pay for the building.
- Pulte will use the increased fees to attempt to recover their increased costs.
- Effective 1/1/17 all new homes will be charged an initiating fee of \$750.
- The entire \$750 will go back to pay off the advance by Pulte.
- As the declarant, Pulte will amend the covenants to raise the resale fees to 1% from the current .33%. This will be a permanent part of the financing of the community into the future, unless residents vote to lower it after the control of the HOA has shifted from Pulte to the residents. (YTD we have had 28 re-sales.) **“Pulte will collect the initiation and resale fees portion above until the LATER of \$400,000 being repaid to Pulte or Pulte's closing of the last home in Britton Falls”**
- The “burn rate” on the reserve fund is less than what we will put in each year. As a result, the reserve fund is deemed healthy and adequate.
- There will be no special assessment. “Nothing will be coming out of your pocket for the building.” - Dave Compton
- The number of parking spots increased from 44 to 92.
- People wanted resilient floors. They are included in the proposal.
- See the FAQs in the information packet.
- All the documents presented at the meeting will be included and available on the portal.
- There is a contingency build in to the plan to cover unforeseen issues and needs.
- The plan as presented is the final plan. No changes will be made at this time.

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- The necessary legal changes in the covenants will be made to accommodate the changes in fees and conditions as presented.

Mr. Compton spent a great deal of time answering questions and fielding comments.

Several notes regarding configuration, golf cart parking, financing, the resale fee, etc. were addressed and noted.

Government Relations Report 0 DeReamer FISHERS UPDATE – OCTOBER 20, 2016

ROADS:

Cyntheanne Road has been completed and striped

“S” Curve on 136th Street and Prairie Baptist Road will be completed spring 2017

Roundabout at 136th Street and Southeastern Parkway will be constructed 2017

Roundabout at 136th Street and Cyntheanne Road is planned for 2019

Overnight I-69 lane closures for 106th Street bridge construction

Walsh Construction Company plans to temporarily close up to three lanes of northbound Interstate 69 for overnight work at the 106th Street interchange bridges being built in Fishers.

Starting Sunday, Oct. 23, up to three left lanes of northbound I-69 will be closed near mile 204 between 9 p.m. and 6 a.m. each weeknight through Thursday night/Friday morning. Work is dependent on favorable weather, and construction schedules are subject to change.

Additional lane closures are scheduled in the following weeks, and specific closure schedules will be announced as work progresses.

Crews will be removing temporary overhang platforms used during the construction of the bridge decks, pouring concrete walls on the bridges, and painting bridge beams.

Motorists are reminded that the speed limit near the construction zone is reduced to 55 mph and may be reduced to 45 mph during overnight working hours. Motorists are advised to pay attention to work zone warning signs, follow posted speed limits, avoid distractions, and drive sensibly near construction zones. For more information about safe driving in highway construction zones, go to <http://www.in.gov/indot/2356.htm>.

Construction on State Road 37 project could start in 2019

State Road 37 could have two intersections under construction in 2019.

The [\\$124 million project](#) that was announced in December would transform the state highway through Fishers and Noblesville into a free-flowing parkway with raised roundabout interchanges from 126th to 146th streets.

Project managers and contractors shared the possible project timeline with about 50 residents at a public meeting in Wednesday night in Fishers. Troy Woodruff, director of operations for RQAW Consulting Engineers & Architects and former INDOT chief of staff, said the plan is to construct four bridges, with one each at 126th, 131st, 141st and 146th streets, and a right-in, right-out intersection at 135th Street. The interchanges would be constructed two at a time starting in 2019, but the pairings have not been



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finalized yet. The second set of interchanges would be under construction in 2020, under the current timeline. According to the presentation Wednesday night, the pairing options include 141st and 126th streets, 146th and 131st streets and 141st and 131st streets. The roundabouts would be at grade level, with north and south traffic flowing under the intersections, similar to Keystone Parkway in Carmel. SR 37 would remain two lanes in both directions at all times.

The city of Fishers, which [agreed to take control](#) of the corridor from INDOT during design and construction, hired RQAW to lead an outreach team to help residents and business owners affected by the project. Woodruff has been the point person on the project. Since announcing the project and hiring RQAW, more than 200 [businesses have been contacted](#) and more than 100 homeowners have been reached. Woodruff said about 80 businesses attended the two meetings that were geared toward commercial and retail concerns, and about 50 residents attended the last meeting for homeowners. Woodruff said the purpose of the meetings has been to hear concerns and mitigate potential issues. “We’re never going to promise you there will be no pain during this project,” Woodruff said. “There will be some inconveniences

IKEA HAD THEIR GROUND BREAKING CEREMONY Tuesday – October 18th Opening Fall of 2017

EXECUTIVE SESSION RUMOR – Ten MORE Restaurants coming to Fishers (Not Hamilton Town Center)

Subdivisions approved – Arbor Homes 96th Street east of Cyntheanne Road and Cal-Tech at 96th and Cyntheanne Road

HALLOWEEN – TRICK OR TREAT:

Fishers, Indiana) - Fishers Police Chief Mitch Thompson has announced Trick-or-Treat hours for Halloween. Trick-or-Treat hours will be on **Monday, October 31, 2016 from 6:00 PM to 8:00 PM.**

EARLY VOTING HAS STARTED – OCTOBER 12TH – 3 LOCATIONS TO VOTE

. Bring your Photo ID: Indiana Driver's License or ID, Passport or Military ID.

1. Judicial Center next to Courthouse – Noblesville

2. Fishers City Hall

3. Carmel Library

In the first Six days of early voting – 23% of Britton Falls residents have VOTED. GREAT JOB

Keep it up so you don't have to wait in line on November 8th at the Chateau

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ATTACHED ARE THE FOLLOWING

1. ABSENTEE VOTER APPLICATION
2. BALLOT FOR BRITTON FALLS
3. HOURS OF EARLY VOTING AT 3 LOCATIONS

EARLY VOTING HOURS:

DAY	DATE	JUDICIAL	FISHERS	CARMEL
		CENTER	CITY HALL	LIBRARY
FRIDAY	10/21/2016	8:00-4:30	10:00-3:00	10:00-3:00
SATURDAY	10/22/2016	9:00-4:00	10:00-3:00	10:00-3:00
MONDAY	10/24/2016	8:00-4:30	CLOSED	CLOSED
TUESDAY	10/25/2016	8:00-4:30	CLOSED	CLOSED
WEDNESDAY	10/26/2016	8:00-7:00	NOON-4:00	1:00-6:00
THURSDAY	10/27/2016	8:00-4:30	NOON-5:00	2:00-7:00
FRIDAY	10/28/2016	8:00-4:30	CLOSED	10:00-3:00
SATURDAY	10/29/2016	9:00-4:00	10:00-3:00	10:00-3:00
MONDAY	10/31/2016	8:00-4:30	CLOSED	CLOSED
TUESDAY	11/1/2016	8:00-7:00	CLOSED	CLOSED
WEDNESDAY	11/2/2016	8:00-4:30	2:00-7:00	1:00-6:00
THURSDAY	11/3/2016	8:00-7:00	2:00-7:00	1:00-6:00
FRIDAY	11/4/2016	8:00-4:30	10:00-3:00	10:00-3:00
SATURDAY	11/5/2016	9:00-4:00	10:00-3:00	10:00-3:00
MONDAY	11/7/2016	8:00- NOON	CLOSED	CLOSED
TUESDAY	11/8/2016	6:00 - 6:00 AT YOUR PRECINCT ONLY		

SCHOOL BOARD ELECTIONS:

HSE school board candidates are NON political – no Republican or Democrat or Libertarian. There are Three Districts – Delaware, Wayne and Fall Creek. The candidate must live in one of those districts but we get to VOTE FOR ONE IN EACH OF THE THREE DISTRICTS. Four candidates in Delaware, three candidates in Fall Creek and two candidates in Wayne.

he meeting adjourned at 3:10