

AC Attendees:

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

AC Absent:

Terry Reef

CMS Present:

John Doehrman
Cathy Paschen
Lee Clouse
Brad Bryant
Lesley Stoeffler

- I. Call to Order - Jim Miles called the meeting to order
- II. Adoption of Agenda - Motion by Jim Mervilde to adopt agenda. Seconded; 8 votes yes.
- III. Approval of the Minutes – August 16, 2016 meeting: - Motion by Mike Moore to adopt agenda. Seconded; 8 votes yes.
- IV. Villa building status (Jim Miles): No Report
 - a. Meeting with Dave Compton today to determine how Pulte will roll out the villa plan to the community
 - b. Lee Clouse stated that there will be meetings in the future to which homeowners will be invited
- V. Comments from community on the Villa – No comments
- VI. Comments
 - A. AC Chair – None
 - B. Property Manager (John Doehrman) – Report attached
 - a. Fire hydrants are being drained of water occasionally by a company called Pool Water; John stated that the company has permission to drain this water and is paying for it.
 - b. ASAP is a company being used to measure depth of ponds – engineering calculation used to determine ideal depth of pond. Various depths depending upon particular pond

- c. John will soon send out an update on the political signage rules: Oct 9 – Nov 15 is period for signage.
- C. Lifestyle Director (Cathy Paschen)
 - a. Rusty Mann and the golf committee increased its monetary contribution to charity cause from golf outing.
- D. CMS Vice President (Lee Clouse)
 - a. Lee distributed a Question and Answer sheet of Frequently Asked Questions regarding the HOA, the management company, questions regarding the budget, and finances. Jim Miles asked if this sheet should be given to new homeowners.
 - b. Bank will be changed as of Nov 1 for online payments provider. There are benefits for homeowners since new provider will show a balance and amount due online for each homeowner account.
- E. Comments from the community for CMS
 - a. Kathy Duffin – asked for additional discussion on trees (homeowner is resident at corner of Del Webb and Brookmere); line of sight for drivers has been the issue as it has posed a danger. Lee indicated that some plantings may have to be added back in.
 - b. Judy Watson – a young driver came upon her from behind and zoomed around her on Del Webb Parkway. Is there a chance to get an officer in BF to monitor traffic? Brad Bryant indicated that there is an officer who has been parking his unmarked car and monitoring through traffic on Del Webb Parkway.

VII. Subcommittee and Ad Hoc Committee Reports

- A. Building (Lynne Flynn) – There was an incident at the pool with an umbrella; if umbrellas were opened and tightened down so that wind does not catch umbrella and fling it across the pool area, this would make for a safer environment. Fountains in ponds have not been operating in some locations.
- B. Finance (Larry Raasch) – No report. Lee stated that early October would likely be the next budget meeting. Jim Mervilde asked about the \$5000 that the AC have been promised from Pulte for the transition plan.
- C. Reserve Study (Jim Miles) – Depth of pond study and engineer doing a structural study of chateau are ongoing studies.
- D. Communications (Mike Moore) – August issue of Wine Press has been distributed; nominations for AC and Calibur Web updates were highlighted. Election subcommittee has asked for AC accomplishments this year.
- E. Grounds (Larry Amick) –
 - a. Jim Flora, landscape sub-committee chair, has wondered if plants that are taken out by homeowners might be reused and planted in common areas.
 - b. Is there any resolution to the water spigot near the tennis courts/bocce courts? This water spigot/drinking fountain has not worked for some time.

- c. The mud on the walking path near the tennis courts still remains. Brad Bryant indicated that this should be repaired within the next two weeks.
 - d. Tennis courts drainage – are we finished with Lesley Coatings? Brad B and John D stated that they are continuing to work with the company to build enough slope on the court to get proper drainage.
 - e. Water features within the Reserve Study – the AC passed a motion regarding a study of BF ponds and many features of such ponds beyond only the topic of depths of the ponds. The study should be extensive enough to head off major expenses into the future. Lee Clouse stated that a line item within Reserve Study addresses erosion control.
- F. Documents (Judy Spears) – Documents for AC handbook are complete. This will be posted on the BF website, which includes committees, and chairs of committees.
- G. Government Relations (Brad DeReamer) – Fishers was named 2016 Indiana’s Community of the Year. Report attached.
- H. Legal (Jim Miles) – No report
- VIII. Unfinished Business - None
- IX. New Business - None
- X. Homeowner Concerns
- a. Bill Dugdale requests more bike racks in front of the chateau; Lee Clouse indicated approximate cost is \$1500.
 - b. Irrigation lines along Cynthia Road have been repaired.
 - c. Jim Mervilde asked about the painting of added on structures to homes; covenants indicate that structures must be painted white.
 - d. Nancy Merlie – asked for clarification on maintenance of yard. Brown spots have appeared, possibly a fungus or mold. What is the responsibility of the homeowner? Lee C stated If an issue impacts several homes, the association may take care of that. But, if the issue is isolated it is the responsibility of the homeowner. Brad Bryant indicated that a statement is signed at closing to take care of issues beyond “normal care” by the Association. Lee stated that Hittle will normally look at a yard issue to identify the problem. Homeowner stated that different types of grasses were installed originally.
 - e. Bernie Clark – were ponds considered during Reserve Study? Is there a particular height at which grass is mowed? Brad B stated that it depends upon season and weather; normally cut at 3”, but in wet growing season, it may be cut at 3.5”.
 - f. Phyllis Hope – Asked about the home that does not meet compliance, what are the ramifications? Lee C stated that this issue is being pursued and could result in legal action.
 - g. Bruce Hufford – On plat, is there another option for exiting off of Haywood? Brad B stated that there is not a plan for an additional exit.
- XI. Adjourned @ 2:56

Reports

Works in progress

1. Work orders for the month of August totaled 88, here is the breakdown of the requests: Irrigation 61; Grounds/Landscaping 18; General Repair/Chateau 7 ; Pulte Customer Care 1.
2. We have completed this segment of the people counts in the pool area to monitor participation; this is done every thirty minutes from open to close as well as doing total Chateau counts at 6:30, 7:30, and 8:30 pm. daily. See attached data.
3. A hired Structural Engineer started the evaluation of the Chateau on Tuesday 9/13. His study will be complete by the middle of next week. A written recap of his findings will be presented for our review and follow up.
4. Ponds will be mapped for depth in three locations and compared to original specifications to evaluate how much silt is flowing into the ponds, during construction etc.; we will share that data as soon as it is available. This is scheduled for October week one.
5. 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. I have started this ongoing list and communicate to Jim Miles during our Thursday meetings.
6. Algae continues to be a challenge, we remain on the treatment program and monitor the ponds regularly. I have included a sheet that explains algae to help you better understand the challenge.
7. All fountains are in working order as of now, please do not attempt to turn any fountain on or off, contact Brad or myself for any fountain follow up.
8. All signing deficiencies have been fixed or corrected, Barbara Way is now the entrance street off of 126th. Stop signs, have been straightened, and all street name signs are hanging straight.
9. A meeting with Lynne Flynn, Larry Amick, Michael Moore, Lee Clouse and myself was held at CMS to make needed changes to Caliber categories, and discuss other changes that will make the program more effective and user friendly. Results will be discussed in the future.
10. Brad Bryant is working with Hittle to keep as much of the common area irrigation repaired and functioning as possible with water lines being damaged in the new pond area and Cyntheanne Road widening project and 126th street gas line installation.
11. We will have the parking lot crack sealed again this year as well as restriped, this will be scheduled for October.
12. Repairs and corrections for water drainage for the tennis courts, walking path, and pond next to the parking lot has been completed. Work to drain water under the walking path is the final step in this process and is scheduled within the next two weeks.
13. 55 sections of sidewalk has been scheduled to be leveled to eliminate slope and uneven sections, including at the entrance to the Chateau. Tentative date: 10/4 & 5.

14. Requests to submit bids for the 2017 season in Landscaping, fountains and pond maintenance is ongoing. Larry Amick has been a part of this process and will continue to be a valuable part of this through completion.
15. Bids are being submitted to get the slope corrected on the tennis courts to allow for proper drainage.

Positive comments seem to be the order for the new furniture in the Sun Room, Glass tops and covers for the tables when extensions are open have been ordered. The cushions for the puzzle area are also being recovered with matching fabric to the new Library chairs.

Governmental Update

FISHERS UPDATE SEPTEMBER 2016

When asked City Engineer Jeff Hill when Cyntheanne will be finished – his response was:

Brad:

While the contract documents have dates established by INDOT that would allow until the first week of November, we believe Milestone will be done around the first week of October, if not before.

Thanks,
Jeff

“S” CURVE ON 136TH STREET – BIDS WIL BE LET OCTOBER 6th PER MARK HEIRBRANDT – COUNTY COMMISSIONER. Construction may not start until 2017.

SOLICITATION - the Fishers Police Department has now been educated about the existing solicitation ordinance. IF you have the sticker on your front door or window – a vendor CANNOT KNOCK ON YOUR DOOR. (Stickers available at front desk) Exceptions are: Political candidates, church related or non-profit (Girls Scouts). If someone knocks on your door that is not supposed to – PLEASE CALL 317-773-1282 OR 911 TO REPORT THEM. Let me know if there are any incidents still occurring.

New developments in the Hamilton Town Center District from Noblesville Mayor Ditslear:

1. Saxony Shoppes Three Tenant Buildings across Campus Parkway from Boden Road.
2. BJs Restaurant: East of the Three Tenant Buildings at Saxony Shoppes.
3. Duluth Trading Company: across Cabela Dr. from the Cabela’s store behind the Theater.
4. Embassy Suites: Seven Story Hotel on Tegler Dr.
5. Holiday Inn Express Five story hotel nearly completed on Tegler Dr.

The dirt work at the North East Corner of Campus Parkway and Boden Road is just site work. No Buildings have been proposed at this time.

FISHERS CITY COUNCIL PROPOSED \$ 25 WHEEL TAX

On Monday, September 19th the Fishers City Council passed the proposed \$ 25 WHEEL TAX. The new fee will be assessed per vehicle, per year at the time of your registration. This fee will provide approximately \$2.1 million annually to help maintain the existing roads throughout our community. The new fee will be effective January 1, 2018.

As the past Mayor of the City of Greenfield, I can personally attest to dealing with the lack of funding issue during the four years I was mayor

The money allocated to repair roads in Indiana comes from two funds – MVH (Motor Vehicle Highway) and LR&S (Local Road & Streets). This money comes from the State of Indiana to each city. These funds are the only ones you can use to repair streets. Every year the amount being given to cities is decreasing. Reasons – past recession – lower price per gallon of gas equates to less taxes being collected – lower miles per gallon on newer cars – less gas being bought.

This two sources are the only two funds that can be used to repair roads. With more lane miles being built and less money coming in to repair, Fishers is losing the battle on road maintenance and the need is just getting worse year after year. Our great leaders in Indianapolis did not have the guts to help solve the problem so they pushed it down line to the local cities to take the political heat for passing a “tax”.

In 2016, there was a \$3.8 million infrastructure need, but Fishers could only allocate \$1.95 million toward road maintenance in the budget. This means that Fishers was short nearly \$2 MILLION. As the roads age, the need is compounded year after year and equate to an average shortfall of more than \$2.5 million per year.

QUESTIONS AND COMMENTS:

1. Why can't you use the Road Impact Fees to repair the roads. State law only allows the Impact Fees to be used for NEW CONSTRUCTION – IT CANNOT BE USED FOR REPAIR OR MAINTENANCE.
2. Why can't you just spend less somewhere else in the city and put that money towards repair. State law only allows the city to spend the MVH and LR&S on repairs.
3. My assessed value of my home keeps going up each year so Fishers is collecting more money – spend that increase on the roads. State law only allows the MVH and LR&S money to be spent on repairs.

For example - When I was Mayor – 2005 Greenfield got \$ 900,000 in LR&S – when I took office in 2008 we got \$ 550,000 to repair roads. Cities cannot keep up. Most politicians will not vote for a tax so they can keep getting re-elected while they let your streets fall apart. The quality of life issues in Fishers are good and we want to continue with those expectations.

I respect your opinions and really appreciate you letting me know your feelings. This \$ 25 per vehicle tax is REALLY needed to maintain our streets and roads.

PROPOSED NEW POLICE STATION:

The existing Police Station was built when Fishers had 30 policemen. They now have 107 going to 111 in 2016. They rent two off site buildings now. New facility will be built where the old BMV building was, across the street from City Hall.

Starting October 15, all local phone calls in the 317 area code will require 10-digit dialing.

In other words, 555-5555 should be dialed 317-555-5555 instead.

- 463 will “overlay” the 317 area. It will be assigned only to **new** numbers for **new** cell phones, **new** businesses, etc.
- If you have a 317 number, you’ll keep it.**
- All calls that are local now will still be local. New area codes don’t change local calling areas or rates.
- Calls to 911, 811, 411, and 211 will still work the same.
- Have an alarm system? Check with your provider to make sure it’s ready. The same goes for medical alert devices.
- Have pre-programmed numbers in a mobile phone or business system? Make sure they’re ready.
- Between now and October 15, you can complete local calls with either 7 or 10 digits.
- If you try to make a local call with 7 digits on or after October 15, a recording will ask you to try again with the area code.

Questions? Visit www.IN.gov/OUCC or call 317-232-2494.

Fishers Named Indiana Chamber’s 2016 Community of the Year

September 19, 2016

(INDIANAPOLIS) — Fishers is far more than the bedroom community of years ago. The recent vision within the last decade to evolve into a “smart, vibrant and entrepreneurial city” has firmly taken hold, and the Indiana Chamber of Commerce has noticed, naming Fishers its 2016 Community of the Year.

Under the leadership of Mayor Scott Fadness and the city council, Fishers has become a center for innovation and an attractive business destination.

At the State of the City address in February, the mayor announced 1,000 new jobs were on their way. Today, he says Fishers may see as many as 4,000 new jobs in total for the year.

“One of our goals is increasing the opportunities for people who live in our community to find gainful employment in their own city,” Fadness explains. “One of the best quality of life measurements for me is to eliminate residents’ need to commute a long distance ... if you could spend another hour with your family, rather than being in the car, why wouldn’t you?”

With the influx of new jobs and amenities, Fishers now boasts a population of nearly 90,000. All for a locale that only officially transitioned from a town to city status less than two years ago.

The 2013 opening of Launch Fishers, a collaborative co-working space for entrepreneurs, was key to putting the city on the right path. “That first year, we were hoping for 100 members; we thought that would be tremendous – we had 200. Then we were at 400 and now 630,” Fadness states.

It’s a prime example of Fishers partnering with the private sector and as Fadness puts it, “allowing them to do what they do best. (In this case) foster the environment for them to create whatever they’re going to create.”

Among the highest profile recent announcements are retailers IKEA and TopGolf building stores at 116th Street off of I-69; both are slated to open in fall 2017.

Other accomplishments include:

- a roadmap for the city called Fishers 2040 Plan: A Framework for Our Future that strives to present a long-term vision;
- building a downtown essentially from scratch over the course of three years;
- a school district – Hamilton Southeastern – that has had more four-star schools than any other Indiana district in the last two years; both high schools are ranked nationally in Newsweek and U.S. News and World Report's best high school lists;
- willingness to focus on mental health and come up with actionable items to help its citizens; and
- in the last five-plus years, received high rankings for its affordability and livability from Money magazine, BusinessWeek and Forbes.

“Fishers’ tremendous success is rooted in the desire to be that destination for work, play and life,” observes Indiana Chamber President and CEO Kevin Brinegar. “The mayor’s office and city council have really coalesced around the city’s vision and the community itself has embraced the many changes and initiatives that have transformed Fishers in a big way.”

Adds Fadness, “We are thrilled to receive this honor, but I also think we are just getting warmed up. Big ideas will continue along with new opportunities. We are by no means declaring victory yet.”

The most recent Community of the Year recipients:

2015: Carmel

2014: Bloomington

2013: Bedford

2012: Indianapolis

2011: Kokomo

2010: Terre Haute

2009: Valparaiso

2008: Noblesville

2007: Anderson

2006: Evansville

FISHERS 2017 CITY BUDGET WAS INTRODUCED AT MONDAY NIGHTS MEETING

TOTAL BUDGET WILL BE:

\$ 71,212,010 – OPERATING AND CAPITAL

\$ 14,160,116 – DEBT SERVICE

\$ 85,372,126 – TOTAL BUDGET

FISHERS TAX RATE – PER \$100 ASSESSED VALUATION

YEAR	2011	2012	2013	2014	2015	2016	2017
RATE	0.5022	0.5597	0.6396	0.6302	0.6202	0.6302	0.6502
INC/(DEC)	(0.0048)	0.0575	0.0801	(0.0096)	(0.0100)	0.0100	0.0200

Employees will be getting a 3% increase in wages

TO VIEW ENTIRE BUDGET GO TO:

<http://www.fishers.in.us/DocumentCenter/View/10094>

TO VIEW MAYOR’S PRESENTATION OF BUDGET GO TO:

<http://www.fishers.in.us/DocumentCenter/View/10114>

MEDIAN HOUSEHOLD INCOME:

FISHERS: \$ 91,646 HAMILTON COUNTY \$ 84,635 INDIANA \$48,737

UNEMPLOYMENT RATE:

INDIANA 4.8% HAMILTON COUNTY 3.4% FISHERS 3.2%

FISHERS is the ONLY City in the State of Indiana with a “AAA” S&P Credit Rating

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

VOTING – BALLOTS – WILL BE SENT SEPARATE NEXT WEEK