

AC Attendees:

Judy Spears
Larry Amick
Lynne Flynn
Larry Raasch
Mike Moore

Absent:

Jim Miles
Dan Canan

CMS Present:

John Doehrman
Cathy Paschen
Lesley Stoeffler
Brad Bryant

- I. Call to Order – Mike Moore called the meeting to order
- II. Motion to adopt agenda by _Lynne Flynn_. Seconded; 5 votes yes.
- III. Approval of the Minutes of March 21, 2017 regular meeting. Motion to approve by _Lynne Flynn_. Seconded; 5 votes yes.
- IV. Villa Building Status – Cathy Paschen
 - a. Lynne F and Cathy visited Pulte to determine if any furniture, that is being discarded due to their office relocation, could be used in the villa. Cathy reported that a subcommittee represented by CMS and AC will be visiting the villa and a community wide communication will be sent out with information on its use.
- V. Comments from Community on the Villa
 - a. Resident asked for opening date of villa. Labor Day is the expected opening date.
- VI. Comments
 - a. AC Chair - None
 - b. Property Manager – John Doehrman – Report Attached
 - i. Property manager report has been sent out to homeowners. Drinking fountains will be installed by plumber. John stated that all drinking fountains on the property will be functional.
 - ii. The sighting of muskrats should be reported via phone call or email to John or Brad so that calls can be made to the contracted trapper in a timely manner.
 - iii. Access cards will be changed to both card and fob to access the chateau and villa, according to John D.

- c. Lifestyle Director – Cathy Paschen.
 - i. Two new classes are being added to the exercise list of classes; descriptions on home page of Britton Falls.
- d. CMS Vice President – Lee Clouse (Lesley Stoeffler sitting in for Lee)
 - i. Brad B reported that Pulte will be addressing the needs of the chateau that were identified from the engineering study from the summer of 2016.
- e. Comments from the Community for CMS
 - i. None heard.

VII. Subcommittee and Ad Hoc Committee Reports

- a. Building – Lynne Flynn
 - i. A luxury vinyl sheet product with cushion underneath will be installed for floor in villa. The floor is approved for multi-purpose activities.
 - ii. Mike M reminded the audience that the floor is designed to accommodate multi-purpose utilization.
- b. Finance – Larry Raasch.
 - i. Presented the highlights of the hard copy which was distributed of the 2017 Britton Falls HOA Budget that was prepared for BF by CMS.
 - ii. \$134 per home allocated by Pulte to the operating fund to make up for a shortfall. This shortfall has decreased each year.
 - iii. Lesley Stoeffler will check with Dave Compton regarding contributions to Reserve Fund for each home, of which the contributions have not yet begun.
 - iv. John D will check contract with Superior Trash regarding possible reduction of expenses for residences gone during winter months.
 - v. \$485,000 is current Reserve Fund balance; this money resides in a money market account and is set aside from expense accounts. Lesley S stated that it is a Pulte HOA Board decision to transfer funds from this account.
 - vi. Request was made by Larry A to post itemized costs per home on Britton Falls website.
- c. Reserve Study – Jim Miles. No report.
- d. Communications – Mike Moore: Reports attached
- e. Grounds – Larry Amick :
 - i. Martinsville Fisheries will supply fish for four ponds to stock them in mid-May of bass and blue gill for catch and release only. The BF fishing club will coordinate the actual stocking of the ponds. The Pulte HOA will spend approximately \$1500 to finance the actual purchase and delivery of the fish.
 - ii. Ponds are being treated for algae growth by ASAP; it was noted that hopefully these treatments do not adversely affect fish populations.
 - iii. A full set of landscaping plans for BF is being sought through the Fishers Engineering Dept. A full engineering study is a goal of the Grounds

Committee prior to the conversion from Pulte to homeowner management.

- iv. Criteria for the collection area for “recycled” plants from homeowners are being developed by Brad B.
 - v. A resident asked about the removal of construction debris near new home areas, i.e., Catawba Lane, Lenoire Valley. Construction hours are a concern due to excessive noise at night and early morning. John D explained that reports to CMS are appropriate so that calls can then be made to Pulte concerning sub-contractors.
 - vi. A homeowner stated that a call to Brad B resulted in positive results regarding sub-contractor violations.
- f. Documents – Judy Spears
- i. A foundation is being built regarding details of design guidelines. Lesley stated that CMS is working on a plan to deliver design guidelines and other documents to prospective homeowners as well as a link online.
- g. Government Relations – Dan Canan
- i. City Council finalized annexation for the Hunter Run housing development.
 - ii. A SR 37 update will occur on 18 April at the Delaware Twp hall.
- h. Legal – Jim Miles: No report
- i. Election Subcommittee – Mike Moore (Reports Attached)
- i. A proposal has been sent to AC members with a list of recommended members to serve on the 2017 AC Election Subcommittee: **see Attachment**. Motion made to approve list of members; motion seconded; 5 of 5 members present voted to approve motion.

VIII. Unfinished Business - None

IX. New Business - None

X. Homeowner Concerns

- a. Barb Frank expressed concern for the remaining sewer pipe behind a home on Malbec. Brad B reported that this is on Pulte’s “to do” list.
- b. An update from Cathy P should be forthcoming soon regarding the recycling of garden plants.
- c. A homeowner asked about carryover effect for the budget. The savings of money on snow removal was used in other areas, according to Larry R.
- d. Tennis court work is to be done in the future; Lee Clouse has been working on the issue with Pulte. The lack of slope, according to an engineering study, results in poor drainage from the tennis courts.

XI. Adjourned @ 2:34

Attachments

April 2017 Property Manager Report

From Property Manager John Doehrman:

- **Gardens at the Villa**- We are still on target for a May opening of the gardens; we have been slowed by the constant rain but continue to push forward for completion. There will be more communication as we get closer.
- **Muskrat Reporting**- Having a new contractor our muskrat hunt goes on all year on all ponds based on sightings. If you spot a muskrat on any pond, please report it to Brad or I and the trapper will come out and work the pond where the spotting was observed.
- **Landscape Update**- For those pesky dandelions the first chemical treatment was applied this week and we should start seeing those wilt away in the next several days as the applications are completed. All mulch applications should be completed by the end of the week for all homes.
- **Outdoor Pool**- **Pyle's Pools will be working on getting the outdoor pool ready for the season over the next weeks and will open after we have several days over 70 degrees or by Memorial day at the latest.**
- **Pond Shoreline**- We will be repairing shorelines from muskrat damage beginning the end of May or the first of June. We will take advantage of the prime growing season to make the needed repairs.
- **Good Friday Holiday**-The Chateau will be open regular hours on Good Friday but the Management staff will be off in observance of the day. Remember the Chateau will be closed on Easter Sunday.
- **Irrigation**- We are working on the irrigation start-up, you will notice your sprinklers coming on and off over the next couple of weeks as we make repairs, set the clocks and test the system.
- **Architectural Reviews**- With all the spring and summer projects coming up, I want to remind you to turn in your approval forms with any needed supporting documentation that is listed on the application. These can be found on the website or at the front desk of the Chateau.
- **Villa update**- I'm sure everyone has noticed the progress on the Villa; much hard work has been invested by the Management Team and the Advisory Committee to ensure the results are the desires of the Britton Falls Homeowners. Great progress!
- **Bike Rack**- You will see a new bike rack installed in front of the Chateau in the next week. The concrete has been poured and is awaiting installation of the rack.
- **Tennis Court Drinking Fountain**- The installation of the new drinking fountain at the tennis court is planned to happen with our plumber over the next couple of weeks as weather permits.

- **Chateau Spot Light**- A new spot light is scheduled to be installed at the front of the Chateau over the next few weeks to highlight the far right gable as you view the building.

Communication Subcommittee Report for 4/18/2017 AC Meeting

The Subcommittee met March 22 and discussed and/or agreed on the following:

1. To publish, with minor revisions, the proposed columns on the Welcome Committee and the Plant Recycle Experiment in the March issue of *The Wine Press* (TWP).
2. To include columns on one or more of the following topics in the April (or later) issue of TWP, as information availability and space permits:
 - a. Follow-up column on the Plant Recycle Experiment
 - b. Update on the status of the Villa (anticipated completion/opening, flooring, audio/video/electronics, furnishings, etc.)
 - c. Details of the “ponds” study and related plans for addressing issues identified
 - d. Follow-up column on the reserve study prepared by Larry Shores (pending review by AC Finance Chair)
3. To pursue the following for columns in future issues of TWP:
 - a. Review of major AC committees [Grounds (including Landscape and Water Feature Groups), Buildings, Communication, and Documents) with invitation for resident participation
 - b. A column with an interview of Brad DeReamer, our City Council Member, regarding city issues of relevance to Britton Falls
4. Discussed a suggestion of a survey to assess residents’ perceptions of, comments about, etc. *The Wine Press*. A member agreed to draft a survey for the subcommittee’s review.
5. Discussed the need to review the information provided new residents in the Welcome Bag.

The Subcommittee will be meeting April 20 at 1:30 in the Chateau Arts and Crafts room. Interested residents are welcome to attend.

Proposed Members of 2017 Advisory Committee Election Subcommittee (ACES)

- Judith Coons (Former AC member, 2nd year on ACES, Merlot Lane)
- Sondra Cremer (2nd year on ACES, Oakford Trail)
- Jerry Lathrop (2nd year on ACES, Brandy Lane)
- Brad DeReamer (Former Ac member, Oakford Trail)
- Jerry Brewton (Mondavi Drive)

