

AC Attendees:

Dan Canan
Larry Raasch
Lynne Flynn
Scott Mertz
Sue Dickhans
Judy Spears
Nick Kirincich

Absent:

CMS Present:

Cathy Paschen
John Doehrman
Lee Clouse
Shelley Perez
Dave Compton

- I. Call to Order – Dan Canan called the meeting to order @ 3:00.
- II. Approval of the Minutes of March 20, 2018 regular meeting. Motion to approve by Lynne Flynn; seconded; 7 votes yes.
- III. Comments
 - a. AC Chair
- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Building (Sue Dickhans)
 - i. Acoustics solution at villa has been reached; a contractor has been hired to install panels.
 - ii. Fireplace contractor has been hired.
 - b. Communications (Lynne Flynn)
 - i. *The Falls* will be a new publication coming out in a couple of weeks for homeowners. Homeowners will have input with articles that are written by homeowners.
 - c. Documents (Judy Spears)
 - d. Finance (Larry Raasch)
 - i. Meeting with Lee Clouse will be soon; report forthcoming.
 - e. Grounds (Nick Kirincich) (Report Attached)
 - i. Grounds committee meeting has been held.
 - ii. A tree counting survey within BF to be compared to original plans will be completed.
 - iii. Tennis/pickle ball court continues to be unresolved with respect to drainage and imperfections of surface. Payment was held up after resurfacing that did

not resolve ponding as Pulte is claiming “normal wear and tear”. Lee C reported that the resurfacing was due to be completed to attempt to resolve ponding. Lee believes that Dave Compton will re-open this topic at Pulte. The current list of quotes, that have been received, was based upon an engineering study. Major cracks have appeared, and Lee C stated that more than a cosmetic fix will be needed.

- iv. Dan C reported that more information needs to be sought regarding details of the tennis courts as to who is responsible for seeking repairs and possible reimbursement.
- v. Hittle and ASAP, our pond maintenance company, were represented at the Grounds Committee meeting. The Property Manager report will cover this information. Street trees and utility box area should be the same color (hardwood mulch). John will send out communication to homeowners concerning mulch color.
- vi. A pond team meeting will be held soon to discuss pond conditions.

f. Government Relations (Dan Canan) No Report

g. Issue Monitoring (Scott Mertz)

- i. Scott reviewed the Project Tracking Spreadsheet. Discussion ensued related to highlighting projects to be resolved prior to transition from Pulte.
- ii. Lee C reported that Brad Bryant is looking into the replacement of the drinking fountain near outside pool.
- iii. Roger Duncan, homeowner, reported that pictures that he has taken show poor drainage from the Cava Dr area of homes. The questions remain as to who is responsible for standing water: city of Fishers, Pulte, adjacent landowners, or adjacent developers?
- iv. The emergency access road has been finalized and a bridge will carry it across Thorpe Creek.
- v. Additional maintenance employee is being considered; interviews are occurring and should be in place by the end of May.
- vi. The black plastic silt barriers remain in place until the construction is finalized. Pulte gives the final permission to take down silt fencing.
- vii. Larry Amick, homeowner, spoke to the possibility of a class action lawsuit against the HOA and Advisory Committee regarding the payment of 1% of the sales price. Dave Compton, Pulte Vice President, stated that Ice Miller Law Firm approved the 1% payment and ex post facto laws do not allow for a change of the law, which was in effect at the time established. According to Dave C, there would be no liability that would impact the HOA or the Advisory Committee.

h. Transition & Reserve Study – TBD

i. Resident Questions for Subcommittee Chairs

V. CMS Reports

a. Property Manager (John Doehrman)

- i. John reported that the Pond O liner will be improved by a ventilation system. Ballard Construction, installer of fountains, is in charge of fountains for the first three years after installation.
 - ii. Leaf clean up may be necessary in some areas this spring.
 - iii. Hittle is working to relieve the excess moisture between homes due to overwatering.
 - iv. Pulte is looking into whether turf and shrub chemicals affect natural pollinators.
 - v. ASAP treats ponds on an as-needed basis.
 - vi. Sidewalks – A1 Concrete Leveling is to complete sidewalk repairs. Judy S asked John D for a report as to when the sidewalks are repaired.
- b. Lifestyle Director (Cathy Paschen)
 - i. Bids have been received from Marketplace Sponsors for the billiards room; tinting not working.
 - ii. Homeowner directory – homeowner should reply only if a change is necessary.
- c. Maintenance (Brad Bryant) No Report
- d. CMS Vice President (Lee Clouse) No Report
- e. Resident Questions for CMS
 - i. Dave Compton, of Pulte, stated that the drainage of water responsibility should exist, according to state law, with Hamilton Co Surveyors office and Fishers, not Pulte. Lee C will work with City to find a solution.
 - ii. According to a homeowner, standing water remains in the street for a lengthy period of time; she is seeking an answer as to who is responsible for draining from the street. Dave C stated that he would talk to the city engineer to find the solution, but that final topping of streets typically resolves the drainage issue.
 - iii. Doug Rowley, homeowner, spoke to the concern of HOA paying for seven ADA ramps that were repaired incorrectly. Nick K stated that the seven were not rebuilt to specifications. Lee C feels that the issue should be resolved by the contractor. Dave C reported that Pulte made a financial contribution and the city inspected the ramps and were built to specifications at the time of the original construction.
 - iv. Dave Compton reported that he will now be involved with the transition process and advisory board. Dave will attempt to attend the monthly meetings of the AC.
 - v. Homeowner, Colleen Mattingly, Arista Lane resident, complained that the landscaping barrier between homes on the east side of Arista and Turnberry residential area has not been adequate. Also, Arista resident has indicated that electrical box area has not been finished. An Arista resident has reported that she has had great experiences with Pulte customer care.

VI. Unfinished Business

VII. New Business

VIII. Adjourn - motion made by Lynne Flynn and accepted unanimously @ 4:48.

Attachments

Minutes of Grounds meeting April 13 2018

Attendees:

Nick Kirincich, Robin Johnson, G. Scott Mertz, Jim Flora, Angie Bunch, Hilly Roseff, Jon Schmidtke, Judy Spears, Jim Matusin, Susan Hively, Lynne Goodin, Diana Graves

Meeting opened with the objectives presented: Advise BOD, serve as agent for Resident issues, Learn how things happen here and investigate how to reduce costs.

Ponds: Dennis serves as lead and will gather group together to discuss and learn all aspects of operating and maintaining. ASAP installing Fountains today.

Landscaping Jim reported Salle has turned in Article to Lynn for newsletter, Discussed plant recycle area, plans to conduct tree plans and count where missing. Need to involve city and the ability to require Pulte meet their obligations. How will the tree plan be enforced by the city?

Specific plans for Landscaping Team

1. We plan to do a tree (and other plants) inventory this summer by comparing what is actually in place with the landscape plans we have. We then will report our findings to the Grounds Subcommittee and then the AC. Deficiencies could then be reported to Pulte and the City of Fishers.
2. The City of Fishers' tree plan is titled "City of Fishers, Planting Guide + Urban Forestry Program". It is available on the City's web site. This document lists approved and unapproved trees, shrubs, grasses, groundcovers and vines. It also indicates which trees are approved tree trees

Common Area woods and Preservation/Conservation. Susan Hively accepted leading this Team. Focus to be on what city allows to happen in this area and how to involve homeowners. Also concerned with the impact of Ryan building in back of Cava street homes and lack of drainage on Ryan property. City has Arborist (SP) that assistance will be desired.

Susan asked about silt Fence. Nick agreed to ask Brad to investigate.

Meeting with Kevin Stotts, city pond engineer, Arborist. Nick agreed to request meeting with City on Ponds, trees, and preserve areas. Will include five of us at meeting Dennis Jim Susan, Roger Duncan and Nick.

4/13/18