

**AC Attendees:**

Judy Spears  
Larry Amick  
Lynne Flynn  
Jim Miles  
Dan Canan  
Larry Raasch  
Mike Moore

**Absent:**

**CMS Present:**

John Doehrman  
Cathy Paschen  
Brad Bryant  
Lee Clouse

- I. Call to Order – Jim Miles called the meeting to order
- II. Motion to adopt agenda by Larry A. Seconded; 7 votes yes.
- III. Approval of the Minutes of July 18, 2017 regular meeting. Motion to approve by Mike Moore. Seconded; 7 votes yes.
- IV. Villa Building Status – Cathy Paschen
  - a. Items, chairs and tables, should be delivered in a matter of days; refrigerator being delivered soon.
  - b. By 21 August, the “turn over” from the city should be made.
  - c. The flooring is being re-worked according to Brad B.
  - d. The key conversion will be completed when the security components are installed.
  - e. Installation of parking lot lights should be completed by the end of August.
  - f. Monitor and projector will be installed in multi-purpose room.
  - g. A clinic by St Vincent Hospital is a possibility, but nothing concrete to report.  
Lee C indicated that St Vincent has demonstrated an interest in a clinic at BF.
- V. Comments from Community on the Villa
  - a. Mike M asked about ceiling fans in villa. Lee C stated that there are no provisions for ceiling fans.
- VI. Comments
  - a. AC Chair

- i. The letter from the city which has been sent to all BF residents stated that the landscape audit found some deficiencies. The meeting with Larry A's subcommittee is tomorrow.
  - ii. The city requires a secondary access road to new areas in BF. This access road is still up for discussion, and may not be a full street.
  - iii. Sidewalk ramps have been identified for replacement by Pulte; 94 ramps are involved and are to be completed by 31 December.
  - iv. Drainage issues are to be reported to HSE Utilities and Fishers.
  
- b. Property Manager – John Doehrman
  - i. John is now sending his monthly report out to all homeowners.
  - ii. Lynne F suggested replacement rather than repairing fountains by the pool.
  - iii. Brad B stated that the contractor is coming Monday to replace the fountain near the tennis courts.
  - iv. Caliber web sign up should be the homeowner's HOA account number.
  - v. Fishers animal control division receives calls about dog bites; there have been two reported dog bite cases within BF.
  - vi. The outdoor pool will be operated as weather allows.
  - vii. Dan C asked if caliber web is monitored during the weekend. Lee C stated that information as to whom to call is on the front page of the portal. Jim M suggested a reminder should be placed in the property manager report.
  
- c. Lifestyle Director – Cathy Paschen.
  - i. A new website on the portal system will not be completed; a concern regarding the calendar was an issue. Clarification for chateau and villa will be shown on the website.
  
- d. CMS Vice President – Lee Clouse
  - i. Larry A asked about clarification on pickle ball and financials. Brad B stated that at the end of this week costs for repairs of tennis courts should be in.
  - ii. CERT members are listed on the portal.
  - iii. John D reported that he has forwarded to Jim Miles information concerning login to HOA Association forms. A question was asked about a 5G internet transmitter being installed in BF. Lee C stated that the community would have no recourse as to where the transmitter is located, and is not attractive. Based upon other communities' experiences, Lee does not suggest a transmitter for BF.
  - iv. Lee C stated that a notice has been placed on the title work with the Hamilton County Recorder's office of the house with the non-white back porch.
  
- e. Comments from the Community for CMS
  - i. Jan Keffer reported that 10 acres of land abutting Thorpe Creek is zoned in such a manner that it causes concern for six homeowners. Ms. Keffer stated that a group of homeowners may be affected along Charbonno Dr and these homeowners expect some sort of communication from the

city. To leave the tree line and create a berm may be a desirable solution for homeowners; hopefully, the six homeowners could have some input for the solution through Pulte and the city.

- ii. Jim M asked Lee C for communication on the above matter.
- iii. Sherry Bingham, homeowner, asked about the responsibility of keeping the grass clear of the horseshoe area as well as other areas.
- iv. Brad DeReamer, city councilman, indicated that he would try to get a response from the mayor and clarification on zoning of the area near the intersection of 136<sup>th</sup> and Atlantic.
- v. Jim M indicated that a roadway is more desirable than a path regarding access to the area of Rhone, Charbonno, and Trebianno. Paul Green, homeowner, stated that the consensus of homeowners in the above area is for a roadway.
- vi. Jane Miller asked about the type of sewer clean out at her home, which appears different than others. Brad B suggested a call to HSE Utilities. Also, is there an airport being built north of us? Mr. DeReamer reported that there is a possibility that Fishers may have applied for the Taiwan plant that went to Wisconsin.

## VII. Subcommittee and Ad Hoc Committee Reports

### a. Building – Lynne Flynn

- i. Fireplace maintenance should be completed by the end of August.

### b. Finance – Larry Raasch.

- i. Asked about reports; Lee C stated that he is doing a study of resale fees.

### c. Reserve Study – Jim Miles

- i. Asked about the 13 items and their completion status. Brad B reported that Pulte's responsibility still needs to be completed.

### d. Communications – Mike Moore :

- i. Subcommittee meeting tomorrow, and will be working on the Wine Press.

### e. Grounds – Larry Amick

- i. Subcommittee will be meeting soon at city hall with Mr Stotts. The meeting was called by Fishers and the focus will be on landscaping issues regarding the PUD and current landscaping within BF.
- ii. An independent study of landscaping and ponds prior to transition is suggested so that we know details and possible costs ahead of transition.
- iii. The recycling group has landscaped an area near a bench near Bardolino with plants that have been removed by homeowners.
- iv. The irrigation system behind the villa would interfere with the garden area and court area for the future, based upon PUD plans. Brad B reported that there would be no additional cost since that area of irrigation would be capped off and water spigots would be added to the garden space.

- v. Larry R asked Larry A about the costs of meeting the PUD needs; to spend money to save money may be money well spent. The pond study will be in the budget.
  - vi. Pulte representatives inspected Pond O along Del Webb Parkway recently. Brad B has sent information to Pulte, but no details have come about regarding resolution of the liner. John indicated that Pulte may be waiting for the liner resolution before the fountain is installed. Pulte remains in control of the pond since it has not been finished.
- f. Documents – Judy Spears
- i. Subcommittee is continuing to work on the Design Guidelines. The updated AC Guidebook is on the BF website and is open to all homeowners. Of special interest is the complete guide to the BF website--step by step!
- g. Government Relations – Dan Canan
- i. City Council meeting is a week later than usual.
- h. Legal – Jim Miles:
- i. Nothing to report.
- i. Election – Mike Moore - Report Attached
- i. Sondra Cremer asked Jim, Mike, and Larry A to stand and report what they basically do on the Advisory Committee. These individuals' positions will be up for election this fall, as their tenures will end as of 31 December 2017.

VIII. Unfinished Business

- a. Judy S asked about follow up on AC initiatives that are brought up. Mike M suggested possibly a cataloguing system. Lynne F suggested summarizing in late December on AC accomplishments.
- b. Lee C reported that Pulte can declare a transition date at any time; there is no specific "build out" time, rather it's at the discretion of Pulte. Lee C reported that they would give at least a 6 month to 12 month notice of the transition to an owners' model.

IX. New Business

X. Homeowner Concerns

- a. Colleen Mattingly asked about the possibilities of a playground for grandchildren and a fenced area for dogs. Lee C stated that those would likely be up to the homeowners in the future since those do not appear in the PUD.

XI. Adjourned @ 2:50

**ATTACHMENTS**

**Election Subcommittee Report  
August 15, 2017**

The Election Subcommittee continues to meet as needed and is actively soliciting nominations for the election of three Advisory Committee members whose terms end December 31, 2017. The subcommittee has scheduled the following events, support of the election process:

1. September 12 – “Homeowners and Potential Candidates Social,” 7:00 p.m. in Chateau Ballrooms B and C. The purpose is to inform residents and potential candidates about the purpose of the Advisory Committee and the responsibilities of committee members.
2. October 23 – “Meet the Candidates,” 7:00 p.m., Chateau Ballrooms A and B. The purpose is to provide an opportunity for residents to meet and interact with the AC candidates.

In addition, the Subcommittee will schedule a separate meeting with all candidates in early October to discuss in more detail the role of the AC and member responsibilities. The Subcommittee encourages qualified residents to submit self-nominations, encourage other qualified residents to submit nominations and/or recommend nominees to the Election Subcommittee by the October 15 deadline for the election scheduled for November 6-10.

Submitted by:

Michael Moore, AC vice Chair

On behalf of: Sondra Cremer, Election Subcommittee Chair