

AC Attendees:

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

AC Absent:

CMS Present:

Cathy Paschen
John Doehrman
Lee Clouse

Pulte Present:

Dave Compton
Jeremy Lollar

- I. Call to Order – Dan Canan called the meeting to order @ 3:00
- II. Approval of the Minutes of July 17, 2018 regular meeting. Motion to approve by _Judy Spears_; seconded; Motion carries; voting yes: Judy Spears, Larry Raasch, Lynne Flynn, Nick Kirincich, Scott Mertz, Sue Dickhans, Dan Canan.
- III. Comments
 - a. AC Chair – None
- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Election Subcommittee (Sondra Cremer)
 - i. Homeowners Social will be Sept 11
 - ii. At this point two people have expressed an interest in running for the AC Committee. Deadline is 15 Oct
 - b. Building (Sue Dickhans)
 - i. Carpeting in chateau ballroom has been a concern; Brad Bryant has stated that he is looking into improving it. John D stated that a laminate will replace carpet squares at the borders in the hallway.
 - ii. Carpet in chateau has been cleaned three times per year.
 - iii. The next meeting of the subcommittee will be coming up in September.
 - c. Communications (Lynne Flynn)
 - i. Newsletter has been coming out (*At the Falls*) regularly
 - d. Documents (Judy Spears)

- i. Design Guidelines is being organized so that they can be reviewed by some residents.
- e. Finance (Larry Raasch)
- i. An audit has been started.
 - ii. We have 200k of unpaid bills through Pulte. Should we be paying our bills through the money market fund? Lee is now requesting money from Pulte to fund Britton Falls HOA according to money needed to pay bills on time rather than what the budget indicated Pulte should pay to cover the HOA bills. In prior years, Pulte reimbursed the BF HOA according to the budget.
 - iii. Dave Compton has requested a quarterly report of delinquencies from Lee Clouse. Through dialogue between Lee and the finance committee, this is to solve the delinquencies. An audit should be completed within four weeks, at which time an independent report will be presented to the Finance Committee.
 - iv. A motion was made by Lynne F and seconded by Sue D to approve a resolution made by the Finance Team:

“When the operating funds bank account does not have adequate funds to pay Britton Falls HOA outstanding bills, the Advisory Committee recommends funds be removed from the money market bank account and transferred to the operating funds bank account for bills to be paid promptly and on time. Prompt payment of our bills is critical to protect our credit rating with our vendors. This will be especially true after we become a Home Owner controlled HOA.”

Motion carries; voting yes: Judy Spears, Larry Raasch, Lynne Flynn, Nick Kirincich, Scott Mertz, Sue Dickhans, Dan Canan.

- f. Grounds (Nick Kirincich)
- i. Service to residents via a survey may reveal that house numbers may not be illuminated currently; part numbers for light bulbs are available if any homeowner needs to have them replaced.
 - ii. Pond O is reportedly to be drained and the clay will replace the liner on the bottom; this is to be started October 1. Entry to the pond is to be from Del Webb Dr rather than between the homes.
 - iii. Pond L lights are to change to LED lights over winter months.
 - iv. Tennis courts and waterfalls: What is the source for water in the ground? Jeremy L stated that underground drain was installed to remedy situation. For waterfalls, what remedies will be undertaken to improve the falls? Jeremy L replied that pumps will be pulled and vault cleaned out. Spare pumps are available and cleaning of falls and pit will be cleaned of debris. Dan C suggested regular maintenance of falls would be a good idea. Inspection of water lines would be completed as well as cleaning of pit.
 - v. Residents spoke to the cleaning of lines and maintaining a regular schedule for pumps is important to establish before the transition to homeowner ownership.
 - vi. Jeremy L stated that Pulte is committed to an ongoing maintenance program for the waterfalls following the assessment of the lines and pumps.
 - vii. Nick K asked about a single point of contact; Pulte would be that contact.

- viii. A resident asked about the closing of the falls. No AC members are in favor of this option.
 - g. Government Relations (Dan Canan)
 - i. Mr. DeReamer reported that the mayor is buying some land for \$9.9 million. City is fronting the money then to be repaid by the developer.
 - h. Issue Monitoring (Scott Mertz)
 - i. Loire Valley emergency exit is nearing completion with the stone surface for a 100 yard stretch as it enters Barrington Estates; the remainder of the path should be paved according to John D. Sue D stated that four wheelers have found this area to be popular. John D suggested a call should be made to police to remove the four wheelers; Dan C made a reminder of the Fishers Police Department app on smart phone.
 - i. Transition & Reserve Study (Dan Canan)
 - i. No report. A report coming before next AC meeting.
 - j. Resident Questions for Subcommittee Chairs
 - i. Will street signs and speed limit signs be replaced? Scott M reported that a reflective test will be completed by the police department. Developer is given until October to take down decorative signs, according to Mr. DeReamer. One sign at each entrance – white signs with black numbers are legal. Awaiting the approval of replacement of street signs.
 - ii. Height of some shrubs is blocking house numbers on garage – this is homeowners’ responsibility.
 - iii. There is some concern regarding the condition of bocce ball courts; no response from Pulte or CMS.
- V. CMS Reports
- a. Property Manager (John Doehrman)
 - i. Update sent on Friday to all residents. Personal concrete work of homeowners can be completed as a group by A1 Concrete at less cost per homeowner. Homeowner should contact John for concrete replacement or repair to be placed on the list.
 - ii. Homeowner stated that sidewalk on Malbec within the cul de sac has been in disrepair for at least three weeks; this area blocks a walking/biking path.
 - iii. Irrigation between the houses is being addressed with Hittle. Homeowners should send an email to Brad Bryant to report over watering.
 - iv. Mosel Ct still has non completed work from ADA ramps. Mattingly Concrete, according to Pulte, should be completing this work soon.
 - v. Larry R asked about 45k spent from Reserve Fund for landscaping work.
 - b. Lifestyle Director (Cathy Paschen)
 - i. Summer hours were extended until 10pm for summer; these extended hours will end as of Sept 1. Few residents took advantage of the extended hours.
 - ii. On 19 Sept, due to outdoor concert, there will be no RV parking at chateau allowed.
 - c. Maintenance (Brad Bryant) No report

- d. CMS Vice President (Lee Clouse)
 - i. Questions regarding credit reporting were distributed.
 - ii. Sperlonga Co, according to Lee C, receives 4% (36 homes) of late payments (61 days or more tardy) of HOA fees.
 - iii. Balance of HOA account is exchanged, rather than personal information. This information is reported from HOA to credit companies.
 - iv. An HOA can file a foreclosure suit against a homeowner who fails to pay HOA fees, according to Dave Compton of Pulte.
 - v. Dave C will seek to find average balance that is delinquent from HOA fees and report to the AC.

- e. Resident Questions for CMS
 - i. Resident asked whether CMS or Pulte receives payment from Sperlonga. Lee C and Dave C answered that they do not receive direct payment.
 - ii. There is no impact to a homeowner's credit score for being delinquent of payment.
 - iii. Resident asked whether homeowner can pay HOA fees in advance? Lee C stated that fees can be paid up to end of calendar year, but no discount is available for doing so.
 - iv. Dan C asked about pool users of non-residents entering the pool. Cathy P stated that front desk employee will ask a possible non-resident for their address. John D stated that a padlock cannot be used on pool gate during operating hours. Hopefully, homeowners do not open gate for non-residents.

VI. Pulte (Dave Compton)

VII. Unfinished Business

VIII. New Business

IX. Adjourned @ 4:43