

## **Britton Falls Annual Meeting Tuesday, February 27, 2018**

The meeting was called to order by Lee Clouse at 6:32pm. We had 123 homes represented in person, 165 attendees and 4 Proxy.

Prior to the start of the meeting, all homeowners were provided a copy of the 2018 approved budget as well as an overview of the Britton Falls Development update.

Lee Clouse began the meeting with welcoming remarks and introduced the Britton Falls Staff which consisted of Property Manager John Doehrman, Lifestyle Director Cathy Paschen, Facility Director Brad Bryant, and Office Manager Cory Major. Lee introduced Shelley Perez as a new Property Manager who will take over some of his own functions at Britton Falls. Lee also introduced David Compton, Vice President of Land Acquisition of Pulte and Matt Lohmeyer, Vice President of Land Development of Pulte. Lee thanked and acknowledged the Advisory Committee for all of their efforts this past year.

David Compton and Matt Lohmeyer gave an overview of the Builders Forum. They discussed we have approximately 94 planned closings for 2018 and we had 94 homes close in 2017. We currently have 73% planned homes in Britton falls now occupied and will be at 80% occupied at the end of 2018. Plans for Fall of 2018 are to have all development phases completed in Britton Falls. Matt recognized the advisory committee and had them stand. The topic of the transition team was discussed by Matt and he encouraged any who may be interested to lead the transition team to inquire about it. David discussed the success of the HOA Board with a budget worth almost 2.7 million dollars. David also mentioned, Britton Falls reserve account is currently at \$452,000.00 and its estimated worth by 2020 will be at \$1,000,000.00. Both David Compton and Matt Lohmeyer confirmed the reserve fund is for all common space in Britton Falls Community.

John Doehrman spoke about all of the exciting updates to the Chateau in 2017/18 including, the pool area, entryway waterfall repair, fish distribution in the ponds as well as well as the huge amount of Mulch distribution. John recognized all the hard work we all put in to get the Villa opened successfully, specifically what it took to distribute new fob/card key access to all 889 homes in Britton Falls.

Cathy Paschen discussed how we now have 77 Clubs and Groups which is a huge success for Britton Falls. Cathy talked about the opening of the Villa and thanked all who worked so hard to make it happen. Cathy discussed how well the moving of all fitness classes has gone now that they are in a much bigger space in the Villa-Fitness area. Cathy recognized Cory and her front desk staff for all of their efforts as well as mentioned our newest part time member to the team, Rex Wiseman. Cathy had a special thanks to Sabrina Hodge our Fitness Manager and her hard work in adding more subs so we will not have to cancel classes in the event an instructor is unavailable to teach a class. Cathy discussed a save the date Calendar for 2018 she created (later handed out to all) with so many exciting events coming up.

Lee Clouse talked about the 2018 Budget. The income for 2018 is \$2,307,878.00. Questions concerning the budget were very few. One question concerning the lack of trash cans out during winter months due to snowbirds travel so can some pay less during those months as well as a question about what is Legal Expense-Violations. Lee answered both of the questions.

No Questions were submitted prior to the meeting/Lee allowed a brief Q & A:

Q. What can be done about the ice issues?

A. We need to be more careful per the weather when ice storm hit. We do the best we can to keep up with the ice distribution around the common areas of BF but cannot to anymore of the streets or driveways.

Q. Who is responsible for mowing lots that are not sold yet.

A. Pulte and they mow once a month.

Q. Can the Billards Room window be tinted?

A. Lee answered, yes

Q. What will Pulte and Property Managers do to help train the transition team?

A. We will educate the team with the Pulte playbook on transitions (as they have done this many times in the past). Pulte and CMS with be in full support to the transition team.

The meeting was adjourned at 7:45pm.









