

**AC Attendees:**

Brad DeReamer  
Jim Mervilde  
Judy Spears  
Larry Amick  
Lynne Flynn  
Mike Moore  
Terry Reef  
Larry Raasch  
Jim Miles

**AC Absent:**

**CMS Present:**

John Doehrman  
Brad Bryant  
Lee Clouse

- I. Call to Order – Jim Miles called the meeting to order
- II. Motion to adopt agenda by Jim Mervilde. Seconded; 9 votes yes.
- III. Approval of the Minutes – November 15, 2016 meeting. Motion to approve by Mike Moore. Seconded; 9 votes yes.
- IV. Villa Building Status – Jim Miles
  - a. A Labor Day Grand Opening is anticipated.
  - b. Jim Miles stated the budget is at \$120,000 to buy furnishings and interior accoutrements. Some flexibility exists to work with Pulte for furnishings to meet our needs. A May 1 deadline has been established for the completion of furnishings selection.
- V. Comments from Community on the Villa
  - a. None heard
- VI. Comments
  - a. AC Chair – elections for AC membership are completed and Dan Canan will be joining the AC beginning in January, 2017.
  - b. Property Manager – John Doehrman
    - i. John spent much time in December to help homeowners with transferring to the new HOA payment system.
    - ii. Wrapping up getting the pool area painted and duct work finished up; expects a 9 January date for beginning the work.

- iii. Tinted glass in the pool area is expected to be installed to help with temperature control
- c. Lifestyle Director – Cathy Paschen. No report; John reported that Cathy is planning for upcoming 2017 events.
- d. CMS Vice President – Lee Clouse.
  - i. Lee thanked Brad DeReamer, Jim Mervilde, and Terry Reef for their service.
  - ii. CMS is looking for a neighborhood focus group beginning in late January. The purpose of the focus group is to get feedback from homeowners to give feedback to CMS management. NABR Network would encompass all of the CMS HOAs that they manage. One advantage would be the availability of a website that would allow residents to reserve spaces; clubs would be able to communicate with other members, and the posting of documents would be possible.
- e. Comments from the Community for CMS – None heard.

## VII. Subcommittee and Ad Hoc Committee Reports

- a. Building – Lynne Flynn
  - i. Appointments with vendors to decide on furnishings within the villa are being set up.
  - ii. Committee is working with Brad Bryant and Cathy P to meet the needs of the community.
  - iii. Lee Clouse stated that there will be a composite floor within the villa.
  - iv. Jim Mervilde reported that recent technological advances allow for bluetooth technology for video system in villa; we may want to consider these possibilities.
- b. Finance – Larry Raasch – Gave budgetary update:
  - i. There will be no HOA dues increase for 2017.
  - ii. Operating loss before capital expense is \$135,713.
  - iii. A new budget item for Capital Expense of \$10,000 has been added this year to cover miscellaneous capital expenses that may occur.
  - iv. Pulte reimbursement for operating losses would include capital expenses plus the Operating loss or \$145,713 if there are no further changes to the budget.
  - v. The Pulte reimbursement has not been put in the budget yet. It will be added when all other items are finalized.
- c. Reserve Study – Jim Miles
  - i. Jim asked CMS for an updated ponds, and chateau structural report. Both reports will be posted to portal when completed.
- d. Communications – Mike Moore
  - i. December issue of Wine Press was discussed within Committee.
  - ii. Mike will continue to work with chairs of committees to share information within Wine Press with community.

- iii. More information forthcoming regarding Welcome Committee update regarding how to meet the needs of new homeowners.
- e. Grounds – Larry Amick
  - i. Distributed Grounds Committee report.
  - ii. Must replace water features sub chair.
  - iii. Full evaluation of water features is forthcoming; the 17 ponds within BF have been evaluated according to John Doehrman.
  - iv. John reported that the Fishing Club is working on stocking the ponds for spring. The club has proposed stocking 2 – 3 ponds with a variety of fish species. Jim Miles asked Lee about keeping ponds chart updated.
  - v. Brad detailed the requirements for installing bollards (posts) along ponds. The bollards are a city ordinance. Metal collars around the base of the bollards are planned for spring installation.
  - vi. The long term projection of 90 new home sales per year is Pulte’s estimate according to Lee C.
- f. Documents – Judy Spears
  - i. Judy has asked John D for an update regarding governing documents.
  - ii. Judy has distributed job descriptions to all AC members.
  - iii. Jim Miles stated that updated rules and regulations are goals of the AC going forward.
- g. Government Relations – Brad DeReamer. Government report attached.
  - i. The nursing home survey was a surprise to Brad (the 18% who voted “no”). Brad reported that he has been working with the mayor to try to include a nursing home, assisted living, and mental health facility near Britton Falls.
- h. Legal – Jim Miles
  - i. Any house listed in 2016 would include the 1/3 of 1% contribution to Pulte HOA upon selling; the 1% contribution begins with 2017 listings.

VIII. Unfinished Business - None

IX. New Business

- a. Discussion concerning number of members sitting on AC Committee: Jim Mervilde cited that 7 members was originally the maximum number that was stated within the bylaws. Jim Miles stated that the 7 member maximum applies to the HOA when Pulte turns over the operation to Britton Falls.
- b. Mike Moore made the point that a 7 member AC allows for preparation prior to going to our own HOA, unless a bylaw change is made to allow for 9.
- c. Judy S pointed out that 7 members should not require someone to double up on subcommittees; subcommittee chairs could seek experts for sub groups from within the community.

X. Homeowner Concerns – None heard.

XI. Farewell to departing AC members

- a. Emotions ran high as Jim Miles presented cards, certificates of appreciation, and a cake to outgoing members Terry Reef, Jim Mervilde, and Brad DeReamer. Thank you for your contributions, you will be missed!

**Agenda – Organizational meeting for 2017 – December 19, 2016**

Election of 2017 Officers: Chair, Vice Chair, Finance Chair, Secretary

**Chair** – Jim Miles. Motion made by Mike Moore; seconded, 6 of 6 votes yes.

**Vice Chair** – Mike Moore. Motion made by Lynne Flynn; seconded 6 of 6 votes yes.

**Finance Chair** – Larry Raasch. Motion made by Lynne Flynn; seconded 6 of 6 votes yes.

**Secretary** – Judy Spears. Motion made by Lynne Flynn; seconded, 6 of 6 votes yes.

**Brad DeReamer Governmental Report:**

**FISHERS UPDATE DECEMBER 21, 2016**

**Duluth Trading Co (Next to theater) will open Feb. 23<sup>rd</sup>**

**BIG APPLE BAGEL coming where Orange Leaf used to be 116th and Olio.**

Another restaurant site approved – southwest corner of Target.

**Survey Monkey Question in the last UPDATE:**

*Are you in agreement that the City of Fishers should recruit and encourage a developer to build a Nursing Home, Assisted Living and Alzheimer component in the area near Britton Falls?*

Response – 228 (21%)

188 YES (82%)

40 NO (18%)

**FISHERS MENTAL HEALTH INITIATIVE**

**RECOMMENDATIONS for Education and Training**

1. Develop educational program for Fishers Police and Fire Departments
2. Quarterly audit/review of mental health runs to see what we can learn
3. Enhance the City's partnership with behavioral health providers
4. Develop systematic comprehensive plan for the schools
5. Develop a Youth training plan for public safety departments
6. Develop a Community-wide communications campaign

**RECOMMENDATIONS FOR RESOURCES AND ACCESS**

1. Remodel paramedicine program to include protocol for mental health calls
2. Develop Intensive Care Coordination program for youth.

**LouVino**, A small-plates and wine restaurant opened **Dec. 13** in the Nickel Plate District in Fishers.

8626 E. 116th St., in The Switch development, will offer dinner Tuesday through Saturday. [The restaurant](#) is expected to expand its hours next month to serve weekday lunch and weekend brunch. It is the third location for Louisville-based LouVino.

More than 70 wines will be available by the glass. The menu will include several categories for shareable plates, including snacks, land, aquatic, veggies and sweets. Prices range from \$6 to \$19. The restaurant will accommodate seating for 120 inside and 30 on an outdoor patio.

**Thanks to those who have stepped up to help keep the communication line going to our residents. Some of you will be receiving your FISHERS UPDATE from your UPDATE STREET CAPTAIN. Still have some streets that need a Captain.**

STREET	UPDATE CAPTAIN	EMAIL
Arista Lane		
Balletto Way		
Bardolino		
Benzinger Court		
Blush		
Brandy Lane		
Brookmere	Doug Bingham	<a href="mailto:ds.Bingham@yahoo.com">ds.Bingham@yahoo.com</a>
Burgandy Street		
Catawba Trail	Joe Fenech	<a href="mailto:urman1946@gmail.com">urman1946@gmail.com</a>
Cava Drive		
Cellar	Al Kuchar	<a href="mailto:AlKuchar@yahoo.com">AlKuchar@yahoo.com</a>
Charbono	Steve Leonard	<a href="mailto:Steve.Leonard@outlook.com">Steve.Leonard@outlook.com</a>
Claret Court		
Dolcetto	Bill Deas	<a href="mailto:BLDeas@juno.com">BLDeas@juno.com</a>
Gloria	Jim Hope	<a href="mailto:JimHope10@yahoo.com">JimHope10@yahoo.com</a>
Grappa Trail		
Haywood	Dennis Renander	<a href="mailto:denren2k3@comcast.net">denren2k3@comcast.net</a>
Lambrusco Way		
Loire Valley Drive		
Malbec St	Joseph Nagy	<a href="mailto:jfn1948@gmail.com">jfn1948@gmail.com</a>
Marsala		
Merlot		

Merryvale	Dick Reidenbach	<a href="mailto:RKR943@gmail.com">RKR943@gmail.com</a>
Mondavi	Marilyn Moore	<a href="mailto:MM.Moore67@gmail.com">MM.Moore67@gmail.com</a>
Moscato		
Mosel Court	Dick Reidenbach	<a href="mailto:RKR943@gmail.com">RKR943@gmail.com</a>
Oakford	Judy Spears	<a href="mailto:SpearsJS7998@aol.com">SpearsJS7998@aol.com</a>
Oliver	Gary Karakas	<a href="mailto:gdk.Karakas@comcast.net">gdk.Karakas@comcast.net</a>
Rhone Trl	Rebecca Brown	<a href="mailto:RebaBrown@gmail.com">RebaBrown@gmail.com</a>
Sangria Court		
Shiraz	Gary Karakas	<a href="mailto:gdk.Karakas@comcast.net">gdk.Karakas@comcast.net</a>
Trebbiano	Rebecca Brown	<a href="mailto:RebaBrown@gmail.com">RebaBrown@gmail.com</a>
Venito Trail		
Vinetree Trail		
Vintner	Gayle Amos	<a href="mailto:GDAmos@gmail.com">GDAmos@gmail.com</a>
Winery Way		

**IF YOU CHANGE YOUR EMAIL PLEASE LET US KNOW SO WE CAN KEEP YOU ON THE FISHERS UPDATE LISTS**

### **FISHERS 2016 IN REVIEW**

**JANUARY – TOPGOLF** approved – Located at the Northeast corner of 116<sup>th</sup> and I-69 – opening

Fall 2017 - [www.Topgolf.com](http://www.Topgolf.com)

**FEBRUARY – STANLEY SECURITY** moved to Fishers with 300 jobs – open mid 2017

**BRADEN BUSINESS SYSTEMS** moved from Indianapolis to Fishers – open summer 2017

**REPUBLIC SERVICES** located its Customer Resource Center to Fishers – opened - hiring

426 employees

**MARCH** – Sunday morning TV show “Inside Indiana Business” hosted by Gerry Dick opened a

studio in Launch Fishers

**APRIL** – Under Mayor Fadness leadership – city launched a FISHERS MENTAL HEALTH INITIATIVE

A community wide campaign encouraging residents to be stigma-free in regards to mental health challenges.

**MAY** - Fishers became the ONLY Indiana city with a AAA credit rating from Standard and Poor

(S & P) The city will save over one million in bond agreements

Fishers Police Department rolled out its APP – **FISHERS CRIMEWATCH** for your mobile

Phones. Provides residents with real-time two-way communication with patrol officers

**JUNE** – New 500 car parking garage and 3-story building and engineering firm RQAW relocating

here. Opening fall 2017

**JULY** - MedTech Park being anchored by Central Indiana Orthopedics located on the north side

of 136<sup>th</sup> Street just east of Southeastern and St. Vincent hospital. Start spring 2017

**AUGUST** - Citimark bought the empty Schwab building (north of Target on 116<sup>th</sup>) and the Launch Fishers building - will build another 800,000 square feet of office space to create a Tech Campus. Renovations to begin spring 2017

That area has been designated by the State as a TECH PARK. Very hard to get that designation. Mayor Fadness has worked on that for years. Reason the State does not

like to - Fishers gets to collect the Sales Tax and Income Tax from all of the businesses

(up to Five Million dollars) to keep in Fishers.

**SEPTEMBER** - New Fishers Police Chief - Mitch Thompson - retiring Chief George Kehl after 38

years and the only Fishers police chief. Chief Thompson has been out to Britton Falls

twice since becoming chief. Once for Coffee With A Cop and the Veterans Breakfast.

**OCTOBER** - IKEA broke ground

**NOVEMBER - HARLEY DAVIDSON** moving and expanding their business to Fishers from Carmel.

Along SR 37 near 126<sup>th</sup> Street - Construction to start March 2017

**DECEMBER** - The Yard - 12 acres of 10 to 12 new restaurants at 116<sup>th</sup> Street just east of I-69.

**PULTE NEW SUBDIVISION APPROVED** - Legacy at Hunter's Run

South line is 126<sup>th</sup> street extended west side of Cyntheanne Road

51 lots on 46 acres - 20 acres of open space - Minimum lot width 72'

Marketing to empty nesters - Average home costs - \$ 410,000



