

AC Attendees:

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

CMS Present:

John Doehrman
Brad Bryant

Pulte Present:

Dave Compton
Kendric Haslett

- I. Call to Order – Lynne Flynn called the meeting to order @ 3:00
- II. Approval of the Minutes of November 20, 2018 regular meeting. Motion to approve by Judy Spears; seconded; Motion carries; voting yes: Judy Spears, Nick Kirincich, Scott Mertz, Dan Canan, Larry Raasch, Scott Mertz, Sue Dickhans.
- III. Comments
 - a. AC Chair – None
- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Election Subcommittee (Dan Canan)
 - b. Buildings (Sue Dickhans)
 - i. Checklist has been completed for chateau and is posted on the portal. John D has updated the committee on fireplace maintenance.
 - ii. Subcommittee meetings will resume after beginning of new year.
 - iii. Kitchen will be cleaned by committee soon.
 - iv. Automatic door for women’s restroom is not operating at villa.
 - c. Communications (Lynne Flynn)
 - i. No report.
 - d. Documents (Judy Spears)
 - i. Five residents will be reviewing the design guidelines.
 - ii. Rules and regulations will be reviewed with help from Cathy Paschen.
 - iii. No feedback from AC members regarding job description modifications.
 - e. Finance (Larry Raasch)
 - i. Audit report has been received.

- ii. \$564,000 is in the bank, but only insured for \$250,000 per FDIC regulations; it is recommended that money be split between financial institutions so that federal insurance covers full amount.
 - iii. Audit reportLarry R had sent report via email to AC members.
 - iv. Larry stated that he believes that financial statements prepared for BF HOA are inadequate.
 - v. Dues for homeowners will remain unchanged for 2019
 - vi. Leaf cleanup is included in budget
 - vii. Meeting with Finance Committee is scheduled with John and Lee Clouse regarding the 2019 budget.
 - viii. No payments on Pulte loans have yet been paid
 - ix. Lynne F asked about Pulte's promotion of waiving the HOA dues for new homeowners. John D stated in the past that Pulte deposited these monies into the accounts with no liability to homeowners.
 - x. Nick K asked about the matching grant for the redesign of the waterfall and whether the grant money shows in the new budget. . Brad B responded that a redesign would require a drawing, and continued planning with Lee Clouse is necessary.
- f. Grounds Subcommittee (Nick Kirincich)
- i. Hamilton Co has indicated that some type of fencing or barrier should be protecting ponds.
 - ii. Minutes of Grounds Subcommittee meeting have been posted to the BF portal.
 - iii. Noblesville meeting with Soil and Water; discussions included chemicals possible for muck removal as well as control of geese around ponds.
 - iv. Landscaping topics investigated by Grounds Subcommittee
 - a) Established landscape charter group
 - b) Utilizing donated funds would be discussed within group
 - c) Establishment of plant recycling program
 - d) Developed team to enhance landscaping around perimeter of chateau
 - v. Efforts continuing into 2019
 - a) Identified need and locations for additional meditation benches
 - b) Planning on applying for matching city grant for waterfalls landscaping.
 - c) Worked with fishers naturalist for protection of preservation area
 - d) Working with City to maintain local control of preservation areas
 - e) Identified need and locations for additional meditation benches
 - f) Location of trees to be added to community
 - g) Bocce leadership has presented proposals to rebuild courts; needs to be approved from Reserve funding; two submissions of \$20,000 and \$30,000; expect canopy replacement and frame maintenance in 2019.
 - vi. The shortage of trees is being addressed; a desire to change street trees to fir trees was presented and the locations are being addressed.
 - vii. Painting of posts around ponds is being planned.

- viii. No trimming of trees, hedges, and no mulch options for homeowners is a possibility; Brad B will get out details to homeowners in the spring prior to Hittle beginning their work.
- g. Government Relations (Dan Canan)
 - i. No report.
- h. Issue Monitoring (Scott Mertz)
 - i. Current projects
 - a) Construction/no parking signs have been removed
 - b) Pool crack has been repaired
 - c) Some repair items will be addressed in the spring
 - d) ADA ramps are being completed at various locations in community
 - e) Waterfalls pumps are currently in working order
 - f) Common house numbers for different streets; this causes some mail mix-ups for mail delivery.
 - g) Investigating mailbox locations that may have resulted in ruts in grass. The moving of the mail boxes would have to be approved by postmaster.
 - h) Current postal carrier is swamped due to volume of mail; the issue has been investigated; our carrier is hired by a subcontractor.
- i. Transition & Reserve Study (Dan Canan)
 - i. No report.
- j. Resident Questions for Subcommittee Chairs
 - i. A resident asked about the responsibility of sidewalks that are being destroyed by rooting of trees – this is the HOA responsibility for the sidewalk, but not the tree that may have died. A line item within the reserve study may cover this.
 - ii. The ledges of the ponds are being observed for possible improvement prior to transition.
 - iii. Women’s locker room temperature is difficult to regulate; Brad B reported that ceiling heaters are being left on.
 - iv. Homeowner asked about the possibility of bringing in cardboard fox to ward off geese; not aesthetically appropriate according to Brad B. A homeowner had volunteered his dog to ward off geese in the past; this has been determined to be an unacceptable option due to liability concerns. GeeseBGone, a chemical product, is a possibility according to Brad B.
 - v. Homeowner, and BF choir director, asked about the desire of the choir to move to the villa, but acoustics is a concern for concerts. She asked about the possibility of improving the villa acoustics.
 - vi. A homeowner, John Schmidtke, volunteered to head up a committee to investigate means to improve acoustics. Brad B stated that the HOA invested \$17k to improve acoustics, but apparently concerns remain.
 - vii. Lights: white vs amber. City is fine with amber lights if BF prefers amber.
 - viii. Lights in billiards room are LED, and switch is behind the front desk.
 - ix. Sangria Ct pond has been inundated with trash; Pulte is to take care of the cleanup according to Brad B.

- x. Concerning the “lift station” on Haywood: Dave Compton stated that the DNR moved the sewer line and Pulte may need to file a suit to get interceptor installed; this may take 4 – 5 months to get actual possession. Waiting to hear from Duke Energy, but contrary to popular belief, this is not a septic system but rather a sewer system, and should be working in 10 days. Building permits have been issued because a temporary solution was offered by HSE Utilities.
- xi. Resident asked about painting and patching of interior of chateau. Brad B stated that improvements will be made 17 January. Sue D encouraged residents to join Building Subcommittee to offer input on paint colors.
- xii. Speed signs are missing now, but John D stated that six speed limit signs will be added along Del Webb Pkwy. We currently have speed limit signs as specified by the city, but are investigating adding additional speed limit signs along Del Webb.
- xiii. Resident brought up whether dogs should be on leash; John D stated that the city ordinance states that dogs must be on leashes and owner must clean up after dog. Covenant declaration takes precedent over city ordinance as long as declarations are legal, according to Dave Compton. Apparently, BF covenant states that dogs must be on leash.

V. CMS Reports

- a. Property Manager (John Doehrman)
 - i. Has sent residents Property Manager Report via email.
 - ii. Clock tower has been incorrect due to drive motors; John stated that he is working with the company in Wisconsin to correct the problem including building of scaffolding inside clock tower.
 - iii. Geese are attracted to bird seed, residents should use caution.

- b. Lifestyle Director (Cathy Paschen)
 - i. No report.

- c. Maintenance (Brad Bryant)
 - i. No report.

- d. CMS Vice President (Lee Clouse)
 - i. No report.

- e. Resident Questions for CMS
 - i. No report.

VI. Pulte (Dave Compton)

- a. See IV, j, x.

VII. Unfinished Business

VIII. New Business

- a. City of Fishers HOA Ordinance – Brad DeReamer
 - i. Common areas should be built according to plan in housing development. This is a topic for the city to pass an ordinance to reinforce the common areas to be built accordingly. The ordinance is currently being prepared by the city.
 - ii. Brad DeReamer distributed copy of Carmel HOA Standards which ensures that developers follow the ordinances regarding common areas as planned: Motion made by Scott M, seconded by Lynne F, **that the concept of the Carmel HOA dated September 2018 7.20 OA-01 Owners' Association Standards be investigated by the city of Fishers. Motion approved, voting in favor: Lynne Flynn, Larry Raasch, Sue Dickhans, Nick Kirincich, Scott Mertz, Dan Canan, Judy Spears.**
 - iii. Fishers has road impact fees since 1993 according to Dave Compton.
 - iv. Empty Marsh properties have become truck stops. A new ordinance has been passed to a 5 ton truck rather than one ton truck ordinance.
 - v. A property of three acres on the south side of 136th St., west of Hunter's Run subdivision (assessed at \$90,000) was to be purchased by the city as a site for a future fire station. Fishers had an offer to purchase the land for \$356,500 in May of 2015. Fishers never closed on the land and there will not be a fire station near BF. The nearest fire station is located at Florida Rd and 104th St.
- b. Motion made by Nick Kirincich to pass mission statement for the purpose of applying for matching grant: **"To maintain and enhance our community for the continued enjoyment of all our residents."** Seconded, motion approved. Voting in favor: Judy Spears, Nick Kirincich, Scott Mertz, Dan Canan, Larry Raasch, Scott Mertz, Sue Dickhans.
- c. Dan C recognized the contributions of Lynne Flynn and Larry Raasch for their excellent service to the BF Community by having served on the Advisory Committee.

IX. Adjourned @ 4:58.