

**AC Attendees:**

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

**Absent:**

Judy Spears

**CMS Present:**

Brad Bryant  
Cathy Paschen  
John Doehrman  
Lee Clouse  
Shelley Perez

- I. Call to Order – Dan Canan called the meeting to order @ 3:00.
  
- II. Approval of the Minutes of January 16, 2018 regular meeting. Motion to approve by Sue Dickhans; seconded; 7 votes yes.
  
- III. Comments from Chair
  - a. Agenda items have changed
    - i. Agenda has changed regarding the order of topics due to homeowners in attendance could hear subcommittee reports earlier in the agenda.
  
- IV. Subcommittee and Ad Hoc Committee Reports
  - a. Building (Sue Dickhans)
    - i. A new process of approval of multiple bids was asked of Brad B. Lee and Shelley receive bids and then forwarded to Pulte.
    - ii. Villa approvals are yet to be received for acoustics, fireplace, and showers. Brad reported that these have been recently received to forward.
    - iii. Lee C stated that by the annual meeting next week, the bids for the villa acoustics should be approved.
  - b. Communications (Lynne Flynn)
    - i. Monthly newsletter should be coming out monthly to homeowners.
    - ii. Sondra Cremer has been nominated and approved for Election Subcommittee for 2018. Nomination made and approval was unanimous by AC.
  - c. Documents (Judy Spears) No Report

- d. Finance (Larry Raasch)
  - i. Distributed handout and explained. Expenses are \$212 per house, and should break even after Pulte contribution.
  - ii. Larry asked that the villa be separated out for budget purposes; Lee stated that CMS should be able to complete the request.
  - iii. Lee stated that expenses have been greater in recent years. Each draw of money to meet expenses is reflective of what actual need is – the expectation is that there should not be any carry over in 2019 from 2018.
  - iv. Dan C asked how often the landscape contract is bid out. Lee stated that the contract is bid out every three years.
  - v. The money spent on villa for camera and defibulator – should that have come from the Reserve Fund? Lee stated that he is checking on that. Larry R asked about possibility taking the equipment for villa from the capital fund of which we have a \$10,000 balance. Lee stated that that would be a possibility from the capital expense line.
  - vi. Homeowner asked about expenses and repairs to make repairs to showers. This money would come out of operating fund.
  
- e. Grounds (Nick Kirincich) See Attachments
  - i. Subcommittee meeting established three teams relating to the grounds: lighting and landscape have identified team leaders. Mowing and irrigation subgroups are still seeking team leaders.
  - ii. Grounds and committee report would include notes with input from Brad Bryant. Spring landscaping meeting will be held by Brad for homeowners which will include Hittle.
  - iii. Dan C asked about the gardens near the villa. Nick presented a spreadsheet for the garden plots that was created by Brad B. Lynne F explained that details of the garden plots are in the newsletter.
  
- f. Government Relations (Dan Canan)
  - i. The Geist Waterfront Park is in negotiation with IMI; 2019 should see construction beginning on the park.
  
- g. Issue Monitoring (Scott Mertz)
  - i. Scott suggested that subcommittee meeting notes be sent to John D so that he is aware of what is being planned at the various subcommittees. It is important that in order to help subcommittees, John must know what is being planned.
  - ii. Scott asked that items that are complete Dan C suggested that items that are completed are listed under a separate tab.
  - iii. Scott asked about Pond O – is it completed? John D reported that a portion of the liner has bubbled up and will be reported to Pulte.
  - iv. Lee C stated that any common areas that are not platted as buildable lots, Pulte will seed such areas for grass cover.
  - v. Reserve cost will take care of community sidewalk plan according to Lee.
  - vi. Blinds have been installed in pool
  - vii. Homeowners are confused as to how to report issues through Calibur Web. John D reported that CW should be re-evaluated to make it more affective. John and homeowner, Jim Siler, are working to make it more user friendly.

Lee stated that a request to CW to improve its usability would be likely a good idea; this would come from CMS.

- viii. John D reported that CMS is vetting vendors to show proof of insurance and that they are an established business. The vetting process through CMS would establish the ability to work at any CMS property without BF waiting a lengthy time to recruit.
- ix. Pulte HOA meeting Tues., 27 Feb at HSE high school at 6:30; Room C 120.

- h. Transition & Reserve Study – TBD
  - i. No report
- i. Resident Questions for Subcommittee Chairs
  - i. None heard

## V. CMS Reports

- a. Property Manager (John Doehrman)
  - i. Property Manager Report has been sent to BF community.
  - ii. Bids for replacement of both drinking fountains have been sent.
  - iii. Animal waste complaints have been received. John has included reminders in his Report.
  - iv. Solicitation reminders have been included in monthly Report.
  - v. Gate near the pool will be secured from the outside. Brad B stated that the gate system would have to be replaced for a security card access; this is the ultimate goal according to Brad.
- b. Lifestyle Director (Cathy Paschen)
  - i. Cathy made the request that the annual meeting of a group or club be submitted in email form to Cory Major.
  - ii. Request for a 24 hour notice for copies to Cory. Villa is available for meetings if chateau is full.
  - iii. If 100 people or more are expected at a club or group meeting, the villa is available.
- c. Maintenance (Brad Bryant) No report
- d. CMS Vice President (Lee Clouse) No report

## VI. Unfinished Business

- a. Tennis courts are continuing to be a topic; Lee C stated that he would ask Pulte regarding repairs.
- b. Travel Club and Discover Indy clubs will have a representative from CMS staff at beginning of each meeting to try to resolve equipment issues.
- c. Jim Siler addressed what he feels is erroneous information within Calibur Web. Data is not showing as being accurate. John D stated that he will meet with Brad along with Jim Siler to try to correct CW accuracy.
- d. Homeowner, Brad DeReamer, asked that the flag be shown properly based upon the President's request. The mayor of Fishers has emphasized at Council meetings the need for services for mental health issues within Fishers.

- e. Lee C stated that he has done a survey of shower heads, and now are improved from what was previously reported. Soap dispensers are being replaced for dual ability of shampoo and soap.
- f. Grievance resolution – Section 14.4 according to Indiana law – the owner or board shall meet in legal recourse, if requested, that Pulte talk with declarant.

VII. New Business – None

VIII. Adjourn - motion made and accepted @ 4:17

### **Grounds Committee Attachments**

Note from Mtg 2 19 18

#### Attendees

Robin Johnson, G. Scott Mertz, Paul Lightfoot, Diana Graves, Dave Whan, Dennis Renender, Jim Flora, Sallee Tisch, Nick Kirincich

Introductions Nick revealed he asked individuals to meeting with him and develop a plan for this sub-committee. This centered what need to be done for the future and what is requiring action currently. Several documents were reviewed and notes which resulted in topics necessary to discuss with Brad. A topic list was provided (included in following pages).

As a part of the planning teams were to be formed in below areas:

- Ponds – Dennis Renendar
- Landscape – Jim Flora
- Mowing - Vacant
- Lighting – Dave Whan (volunteered at Meeting)
- Irrigation – Vacant

#### Items Discussed:

Street Lights & Stop Sign Blocks Several mid-street Lights and Stop signs are blocked from view by Curb side trees. We could have a issue between two requirements, and trees might need to be trimmed.

Lighting – Several parking lot lights have been out since September and at least one on the Main entrance since early December with a second now out. Additionally, many believe street lights should all have the same bulb (brightness and color).

Water Falls – when will pump issues be fully known? Is the North side lighting out?

Ponds – Discussion about hours of operation, cost analysis and length of downtime for repair.

Landscape meeting followed this meeting.

PUD – Several points were cited which requires a full reading and perhaps detail discussion on the commitments for the development (trees, Lighting, villa, ponds,). The Planned Unit Development (PUD) is on the Fishers Web site and one can view it there and/or print it off. The first one is around 2005, the revised PUD is 2013.

Next Landscape, Ponds and full committee meeting forecast for April.

Meeting on 2 20 18

Attendees: Brad Bryant, Jim Flora, Dennis Renender, Nick Kirincich

We attempted to follow the topics in some order but bounced around, so below is a summation of our discussion.

Chateau new plantings, Jim and Brad discussed process and requirements. Jim and Salle will develop a layout. Brad believed he would have no trouble obtaining necessary supplies.

Ponds:

Brad welcomes participation to develop the requirements and specifications for the pond Engineering study.

Brad will set up a meeting for Dennis and a few others with ASAP to discuss what info can be supplied from each visit to the ponds.

Fountains: 17 Ponds 21 fountains; If a fountain fails during the season the repair is usually three weeks (including shipping times). Brad will try to find maintenance records when units were being shut off for the night. He indicated long down times and more outages. Ponds team (Dennis) will review data and try to develop economic analysis.

Soggy ground - 1302 Merlot Brad believes was solved. Nick to ask Larry to check

Waterfalls – line inspection discussed, can they be inspected like the Sanitary sewers were? There are three pumps and five outlets

Irrigation – Common areas near ponds are irrigated from the ponds. All other is using city water. Each residence is watered 20 minutes during each cycle. The water time (app 8 PM to 9AM) is necessary to allow for required pressure to operate our community.

Lighting – Street lights are all on monthly, None on meter. City has specified what type of bulbs are to be used, would like to change to all same and LED. Committee will investigate with city and if LED get lower monthly rate from Duke. Dave Whan is considering leading our lighting team.

Committee agreed to assist brad in reporting lights out. Dave Whan reported two lamps out at the main entrance and Nick reported four lights out in the parking lot (Nick will verify tonight). Brad indicated it costs \$400 for a lift truck to change bulbs in the Lot lamps, usually waits for several over a two week period before calling the work in.

Grounds committee will request a monthly note in the Wine Press on reporting Street and Parking lamp outages as you see them. E-mail Brad.