

Britton Falls Annual Meeting Tuesday, February 28, 2017

The meeting was called to order by Lee Clouse at 6:30pm. There were 91 homes represented in person.

Prior to the start of the meeting, all homeowners were provided a copy of the 2017 budget, blueprints of the new Villa and an updated Britton Falls map.

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, Maintenance Director Brad Bryant, and Office Manager Cory Major. Lee also introduced Dave Compton Vice President of Pulte.

Dave Compton discussed the growth of Britton Falls and how Britton Falls is the #1 Pulte Community in Central Indiana. At the end of 2016 the Community is 2/3 sold out. The Britton Falls Analysis Chart (page 2 of handout) will be posted on line. Sections 11, 12 & 14 scheduled to be developed this year. That amounts to 167 lots in total. The front 2 ponds are grandfathered to not have ballards. Dave also spoke about the progress of the Villa and how it's ahead of schedule. If construction continues at this pace the Villa completion should be sometime in August.

John Doehrman spoke next he thanked the city officials, and homeowner Brad DeReamer. He mentioned how hard Brad works to keep the Homeowners well informed on news in the City of Fishers as well as Noblesville. John welcomed Cory Major to the team as the new Office Manager. John thanked Lee, Cathy, Brad for all their hard work. John thanked the group of homeowners that work the front desk. John stated they are very much appreciated and dependable.

John discussed how 2016 was a busy year at Britton Falls. Welcoming new neighbors as well as saying goodbye to some good friends. There were new roads, landscaping, ponds, new events, banks and online payment providers. The Villa Clubhouse development began as well as surrounding roads improved. We have also experienced a host of new retail in this area.

Cathy Paschen discussed how we now have 50 Marketplace sponsors, 79 active groups and 18 Fitness classes. A new class is being added effective March 7th called Chair Yoga Plus. Fitness will again be offering a 6 week Yoga for Golfers class. More information will be on the Portal soon. Cathy reminded homeowners if they ever have an issue with a Marketplace sponsor to please let her know. Cathy announced that on August 22nd there will be a Chartered bus trip to Cincinnati to see the Reds vs. Cubs. Tickets will go on sale mid March.

Cathy will be reaching out to all leaders of clubs and groups closer to Villa completion to determine if remaining at the Chateau or moving to the Villa best suits their group's needs.

Brad Bryant, Maintenance Director spoke about the upgrading of LED lighting, muskrat control and the upcoming landscape meeting on March 15th at 2pm.

Lee Clouse talked about the 2017 Budget. The income for 2017 is \$2,150,789.00. The Pulte Contribution is \$110,000. Questions concerning the budget were mainly about improvements to the Chateau. All questions Lee answered will be taken into consideration. Other questions about the 2017 budget were about the Villa as far as Led lights to be used and the answer is yes. Also will there be a front desk staff, answer TBD.

The meeting was adjourned at 7:56pm.

Submitted Questions/Items for Inclusion on the agenda:

I would like the developer to consider constructing a walking/biking path from the Western end of Loire Valley Dr. to the Chateau. This pathway could go around either side of the retention pond and meet with either existing walking path or the sidewalk on The Rhone Trail.

According to the existing plan, anyone living in the Loire Valley/Catawba/Haywood section would have to backtrack eastward to Moscato St. and Del Webb Parkway to the trail that goes behind Oakford Trail. With a new path, what currently would be over a mile distance to the Chateau, would reduce the distance to a couple hundred yards.

Q: Many homeowners do not follow the speed limit. Can we install speed bumps?

A: No not at this time.

Q: Many homeowners do not come to a full stop at stop signs. Can we request Fishers police to patrol?

A: No not at this time.

Q: Street signs in the neighborhood, why does it take so long to replace them?

A: They are custom and the manufacturer sometimes has longer lead times.

Q: What is it costing our HOA to open the pool an hour earlier Mon-Fri?

A: No cost at this time

Q: Our homeowner regulations state there is a charge for guest in our Chateau? When will this be implemented?

A: There is a current \$5.00/visit charge for fitness classes.

