

HOA Informational Meeting Minutes
December 8th, 2015

The meeting was called to order at 1:00 p.m. by John Doehrman. He welcomed the Britton Falls community to the meeting and introduced the panel. The panel consisted of Lee Clouse, John Doehrman, Brad Bryant, Cathy Paschen, and Chris Dillon.

John began with information regarding the grounds. He stated that there are two new lights as of Monday, December 7th. One is located at Del Webb Parkway and Soave Trail and one is located at Soave Trail and Vintner Drive.

Otto's is working on two lights that are not working. One is located on Benziger Court and one on Merryvale Street. There is also a light not working at Brandy Lane and Moscato Street. Ottos will also be working on this light as well.

Matt from Duke Energy is working on getting the newly contracted lights working. Two lights that he is working to get turned are located at the cul-de-sac on Claret Court and at the end of Malbec Street. The contracts for those lights were submitted on Friday, December 4th.

There is a light missing on Merlot and Otto's will be putting the power source in for this light.

The developer is paying Otto's for their work in our community. It is not coming from the HOA dues.

A street sign is being put in at Brandy Lane and Del Webb Parkway. They are also putting signs in at Cytheanne and Del Webb Parkway and at Oakford Trail and Del Webb Parkway.

The homes on Vintner Drive whose back yard faces the cornfield, you will be seeing 40 additional pine or deciduous trees put in along the swale.

Some trees near Merryvale and Del Webb have the top of the root ball sticking out of the ground. Some need to be reburied or covered up. Paco has been told about this

We are aware that some sewer lines on Merryvale are sticking out near the sidewalk. The City of Fishers is working with HSE utilities and Pulte to get a resolution on this.

Brad Bryant spoke next and told us that the waterfall was off for repairs and clean-up. It will be off for several days for repairs. New lighting has also been installed.

Trees in the common area will be replaced now and/or next spring. Root balls will be covered or buried deeper.

Brad has had several people ask about having more heat in the men's locker room. It can't be changed. The heat in the men's locker room is controlled with the Chateau.

There was a question about redirecting the pool vents so they don't blow directly at the pool. The vents can be redirected but can only be done when the pool has been emptied and it will be a while before they empty the pool again.

The locker room floors and shower stalls will be professionally steamed cleaned on December 20, 2015. The new cleaning company will then work to maintain them after the steam clean has been done.

We have had issues with Muskrats in the ponds. Critter Control is working on taking care of this issue.

Brad explained that we will not be managing the snow removal program for 2" or less this year. The program will be available through Hittle's and Brad can give you their phone number if you want to contact them. We continue to take care of any snow over 2". As soon as there is 2" of snow on the ground, Hittle's will show up no matter what time it is.

There are more Christmas lights on the Chateau this year. There was \$7,000 spent on lighting. Much of the equipment had to be replaced this year.

Teresa Amick asked if there was a foundation in place that they could contribute to that helps towards things like lights. Lee answered that we could check in to this.

A question was asked as to what the requirements are to get a new tree. The answer is that the old tree must be dead. If it is not dead, we will try to help it so it might survive.

A question was asked if the lights on the waterfall could be turned off during certain times to save money. Brad said it does not really save money and that they are on a photo cell.

Brad spoke on the audio visual system and explained that we have everything needed to give a presentation. We will have a checklist of our equipment and we will also be making a check out sheet for you to sign in order to use our audio visual equipment.

You can also use your own equipment however we may not have everything you need to connect your equipment to our system. You should meet with Brad for a training session prior to your presentation to make sure everything works properly.

Cathy spoke next and updated us on activities at the Chateau. Recently, 85 coats were collected for a pantry in Fortville. Also, Christmas gifts were purchased for 15 children.

Events coming up are Santa at the Chateau on December 12th, Holiday Sing Along on Wednesday, December 16th, Yuletide Celebration on December 17th (sold out), and the New Years Eve Party on December 31st (sold out but taking names for a waiting list).

The Holiday Hours at the Chateau are as follows: We are closing at Noon on Christmas Eve and New Years Eve. We are closed for the day on Christmas Day and New Years Day.

Cathy mentioned several events that will be coming up in 2016. They include Cooking Classes for Singles, Couples and Guys, Game Night on January 15th 2016, Grandkid Night on January 29th, Movie Nights which will be held every other month, Vera Bradley Road Trip on April 14th, Movie Night Outdoors, Ladies Fashion Show which will be either April 16th or 23rd, Self Defense Classes and more.

John then spoke and explained that next year there will be training for homeowners on how to use Caliber Web. In order to get work completed, a work order will have to be filled out and submitted on Caliber. Work orders can be put in to Caliber for landscape, irrigation work, etc. There will be several training sessions offered and announcements for the training session will sent out at a later date.

If you have any issues with your house, we will give you a card on Pulte Customer Care which will have their phone number and website information.

The Budget for 2016 has been mostly approved. There is not HOA rate increase for homeowners this year. However, there will be a 3 to 5 percent rate increase for 2017.

John spoke about the Knox Box Program and gave a brief description. We are still processing the Knox Box orders. We will be placing one big order to save on shipping fees. Scott Brown, a Britton Falls homeowner can install the boxes for a nominal fee.

A question was asked as to who is on the Finance Committee. The Finance Committee is made up of Jim Kmak, Greg Zolezzi, Chuck Miserendino, and Jerry Uranker.

Lee Clouse spoke next and explained that HOA coupon books should be mailed by Friday, December 11th. If you do not receive it by the end of the year, please let John Doehrman know.

Recurring HOA payments are set to expire at the end of the year. Please check and see that yours has not expired.

We are working on an option where you can opt out of getting coupon books however that option is not in place at this time.

A comment was made that some homeowners/club contacts are having problems sending emails through the portal due to their type of email account. Lee said there are possibly some programs that we could look into such as Mail Chimp that could help in this issue.

The next HOA Annual Meeting will be in late February. The rule is that the Annual meeting should take place no later than 60 days after the end of the fiscal year.

John then thanked everyone for coming and the meeting was adjourned at 2:33 pm.