

**Britton Falls Annual Meeting
Tuesday, February 23, 2016**

The meeting was called to order at 6:38 p.m.

There were 110 homes represented in person and 6 more by proxy.

Prior to the start of the meeting, all homeowners were provided a copy of the 2016 budget.

Lee Clouse began the meeting with welcoming remarks and introduced the Britton Falls Staff which consisted of Maintenance Director Brad Bryant, Office Manager Chris Dillon, Property Manager John Doehrman, and Lifestyle Director Cathy Paschen. Lee also introduced two Front Desk Staff Members who were in attendance, Jan Reynolds and Jim Sweet. Lee also introduced Matt Lohmeyer, Vice President of Land Development for Pulte.

Matt Lohmeyer gave an update next. He stated that about 57% of the 1,223 planned homes in Britton Falls are now occupied. Approximately 65% of the homes will be occupied by the end of 2016.

There are 1,223 Platted Del Webb Lots and currently we have 761 developed lots which is about 63%.

Matt mentioned the Board of Directors for the Homeowners Association consists of Tony Barbee, Jim Marcero, and Matt Lohmeyer. He also recognized the Advisory Committee Members and thanked them for their work.

Matt then explained that home-related warranty issues should be reported by calling 1-877-PULTE-4U.

It was announced that the new amenities center will be named the Villa and plans for the building are being finalized and they hope to break ground on the Villa in Fall 2016. Pulte is trying to put into the building what will compliment the community and also serve the community in an appropriate way.

Many had questions regarding the building of the Villa. He explained that the Villa will have a large multi-purpose space that will be able to be divided. There will be space for meetings and gatherings.

A question was brought up regarding the type of flooring that will be in the Villa. Matt explained that they are still finalizing the plans for the building and they are working to make sure that what is used will best serve the community.

Another question about the Villa was about the parking, or lack of parking. Matt explained that the parking will be similar to the Chateau. Local ordinance determines the parking for the building and that we are confined to the area they have available.

Pulte is giving \$1,000,000 toward the building of the Villa. It will be completely finished when they are done.

The Villa will be staffed. There will be a small reception area similar to the Chateau with a Front Desk area.

The square footage of the Villa will be just under 9,000 square feet. The Chateau is approximately 24,000 square feet. The capacity of The Villa will be determined by permitting.

John Doehrman spoke next and explained the Knox Box program and how it works. He mentioned that The Chateau has a Knox Box on the column where you scan your keycard to enter the front doors of the building. Also, Brad DeReamer was one of the first homeowners to have a Knox Box installed on his home.

John recognized homeowners Jim Bell and Bob Scroggin who have volunteered their time working on the Knox Box program.

John reminded everyone that we can do installation of the Knox Boxes for a nominal fee.

Next, John talked about Caliber Web and explained how to sign into Caliber Web and explained how it will work to help the Homeowner and also the Property Management Team. He would like to have everyone signed up by April 1, 2016.

The steps to log in to Caliber Web are as follows:

- Sign in to www.ourbrittonfalls.net
- Click on Community Governance
- Click on Caliber Web Link

To sign up, you will need your HOA Dues Account number. If you can't find your account number, you may email John Doehrman at brittonfalls@comcast.net.

Once signed up for Caliber Web, you will be able to place work orders for issues outside your home such as broken sprinkler heads, street light issues, and tree issues, etc. You can also see your information regarding HOA payments and can update your information such as mailing address changes.

The user manual for Caliber Web will be put on the Britton Falls Portal.

Cathy Paschen spoke next and talked about things happening at the Chateau.

A new Pilates class is taking place at the Chateau on Thursdays at 5:30 p.m. and a Yoga for Golfers class will be starting in March. This class is being put together by Fitness Manager Sabrina Hodge and instructor Lauren Windle.

Cathy announced that we will be getting some new fitness equipment that will include a Rowing Machine and a Seated Elliptical.

Along with many fitness classes, there is currently Ball Room Dance classes and Spanish classes. Other upcoming events are:

- Easer Egg Hunt March 26th
- Vera Bradley April 14th (Update RSVP by March 4th)
- Ladies Fashion Show April 23rd
- Cinco De Mayo plus One May 6th
- Jazz and Gospel Music May
- Casino Night June 24th (will be a fund raiser for St Vincent Peyton Manning Hospital at Fishers)
- Britton Falls Tee's It Up for Charity Golf Outing September 14th

Cathy is working has been working hard to finding new quality furniture for the Sunroom. She expects to be placing an order soon.

Cathy announced that the City of Fishers has made 40 garden plots available in Cyntheanne Park for Britton Falls Gardeners to use. They will be approximately \$20.00 per year.

Brad Bryant was next to speak. He introduced our Hittles Account Manager, Tim Affolder, and our Division Manager, Kevin Foy.

Brad mentioned the lights for the fountains will be coming soon.

The tennis courts fence that blew down after strong winds will be repaired soon.

Brad talked about the Muskrat problem and said he is working to get them under control.

Brad then mentioned that he will be having a Landscape Meeting on Wednesday, March 16th at 2:00pm in the Chateau Ballroom. Our Hittles representatives will be present and they will be discussing new processing, upcoming irrigation, landscape plans, etc. You may submit questions to Brad at bfmaint@comcast.net.

Lee Clouse then spoke and told us the next Homeowners Association Meeting will be Tuesday, May 10th at 1:00pm in the Chateau Ballroom.

Lee next talked about the 2016 Budget. The income for 2016 is \$1.7 million. The Pulte Contribution is \$130,528.

Lee stated that the HOA fees will go up approximately 3-5% for 2017.

The meeting was adjourned at 8:08pm.

