

AC Attendees:

Judy Spears
Larry Amick
Lynne Flynn
Jim Miles
Dan Canan

Absent:

Larry Raasch
Mike Moore

CMS Present:

John Doehrman
Brad Bryant
Lee Clouse
Cathy Paschen

- I. Call to Order – Jim Miles called the meeting to order
- II. Motion to adopt agenda by Lynn Flynn. Seconded; 5 votes yes.
- III. Approval of the Minutes – December 20, 2016 regular meeting. Motion to approve by Judy Spears. Seconded; 5 votes yes.
- IV. Approval of the Minutes – December 20, 2016 organizational meeting. Motion to approve by Lynne Flynn. Seconded; 5 votes yes.
- V. Villa Building Status – Jim Miles
 - a. Pulte is contributing \$1.2 million and also a contribution of resale fees and/or the capital contribution on new home sales.
 - b. To update official guidelines, the covenants need to be addressed at a legal level.
 - c. The AC Building Committee is working on deciding upon interior accoutrements. Jim stated that he will meet with Dave Compton of Pulte to get input as to the details of interior purchases.
- VI. Comments from Community on the Villa
 - a. A resident asked for the timeline on completing the villa.
- VII. Comments
 - a. AC Chair – none
 - b. Property Manager – John Doehrman

- i. Work on the chateau continues. Pond, fountain, and pool contracts are being reviewed to be sure they are complete as we begin 2017.
 - ii. The online property manager report shows further detail of John's progress on recent topics.
 - iii. Brad Bryant responded regarding progress of the pool maintenance.
- c. Lifestyle Director – Cathy Paschen.
 - i. Reported the resignation of Chris Dillon, front desk employee.
- d. CMS Vice President – Lee Clouse.
 - i. Due to extremely high cost for curtains in the pool area, there is a possibility that the curtains will not be replaced. Pull shades are a possibility in the future; Jim Miles expressed concern about brightness in the pool; Lee stated that window tints and shades would be considered to make pool games playable without such harsh light pouring in.
 - ii. The annual meeting is set for 21 February at HSE High School in the auditorium.
 - iii. The changing of electronic locks at the chateau will be upcoming soon; there will be a new distribution of new key fobs or cards for residents.
- e. Comments from the Community for CMS
 - i. A resident stated concerns that construction issues that exist within the chateau might be repeated in the new villa. Brad Bryant stated that the HOA is taking care of concerns from the report.
 - ii. Jim Miles stated that re-inspections will occur after corrections are made to the chateau with differentiation between Pulte repairs and wear and tear concerns would fall to the homeowner association. Jim stated that updates and corrections would be published as the corrections are completed.
 - iii. Jim Siler, resident, expressed concern regarding air quality in the pool area.
 - iv. Steve Wohrle expressed concern regarding tennis courts and swimming pool temperature. Jim Miles reported that, according to the life guards, the windows are opened for personal comfort of the life guard. Lee C stated that the life guard contractor will be contacted concerning life guards possibly taking breaks away from the pool.
 - v. Scott Mertz asked about the possibility of having an ice machine installed in the chateau. Cathy reported that the rental of ice machines is expensive along with possible contamination of the ice. Lynne stated that maintenance of ice machines is extensive.
 - vi. Bob Hackenberg asked about street signs being broken; Brad stated that these are being replaced soon. Also, a short walking path would be desirable between the Chateau and Loire Valley Dr. when it gets extended all the way west. Lee explained that there are many things to consider when installing a walking path.
 - vii. There has been concern expressed about the degrading shoreline of ponds due to muskrats. Lee stated that repair will be made this spring to pond shorelines. Stone around the ponds is very expensive according to Lee.

- VIII. Subcommittee and Ad Hoc Committee Reports
- a. Building – Lynne Flynn
 - i. AV system, refrigeration, and furniture for villa are being considered. The committee awaits specific dollar amounts for window treatments as well as the aforementioned items.
 - b. Finance – Larry Raasch – Reported via email that the finance committee is still completing budget work. Lee stated that year end financials are forthcoming.
 - c. Reserve Study – Jim Miles
 - i. The ponds should have an engineering review as well as fountains, bubblers, and irrigation systems. Jim asked Lee to secure a cost for an engineer to study the above.
 - d. Communications – Mike Moore – No report
 - e. Grounds – Larry Amick: **Attached:** Ponds Motion
 - i. Discarded plants from homeowners and the usage of such within the community, is being discussed within the Grounds Subcommittee. Pulte would ultimately plant any collected plants.
 - ii. Uniform “*Do Not Trim*” signs are being discussed as to the cost and placement of such signs. Lee C suggested the possibility of getting Hittle to provide small signs that homeowners would pick up at the chateau. He stated that he would ask Hittle about the possibility of providing such signs.
 - iii. Community gardens are questionable for 2017; it was asked if it would be possible to get a report concerning the availability of gardens in 2017? Cathy stated that she would investigate.
 - f. Documents – Judy Spears
 - i. Judy received design guidelines; Lee indicated that Pulte will soon record design guidelines. Covenant changes need to be recorded at the courthouse.
 - g. Government Relations – Dan Canan
 - i. No pressing matters; City Council meeting tonight, 17 January.
 - h. Legal – Jim Miles: **Attached:** Home Additions Motion
 - i. Concerning the cedar wood addition: it is recommended by our attorney to pursue legal action. Jim read from a statement that became a motion (motion made, seconded, and 5 votes yes) that the Britton Falls HOA take necessary action, including legal action, regarding building additions to homes in Britton Falls.
- IX. Unfinished Business - None
- X. New Business - None

XI. Homeowner Concerns

- a. Status of Pandora Radio within pool area was asked; should be installed soon, but other options also exist.

XII. Adjourned @ 2:12

Attachments

PONDS MOTION

The Britton Falls Advisory Committee respectfully requests that, pursuant to the suggestion of the authors of the Reserve Study, a thorough, independent engineering study be conducted of all water features at Britton Falls, including all retention or detention ponds, the waterfall, fountains and bubblers, and the irrigation system to determine whether these systems were designed and built properly, are functioning properly, are being properly maintained, and to determine whether there are any defects or deficiencies with regard to silting, blockage, leakage, erosion, or any other issue that needs to be remedied, monitored, corrected, or changed. Further, the Advisory Committee expects that the HOA Board of Directors, acting in its fiduciary capacity to protect the best interests of Britton Falls homeowners, will insure that the developer or its contractors and subcontractors remedy any defects found to exist. In the case of defects resulting from substandard design, construction, installation, or maintenance by Pulte or those under Pulte's sole control and authority, the Advisory Committee expects remediation to be at the sole cost and expense of Pulte or its subcontractors, without any funds deriving from homeowner HOA dues.

HOME ADDITIONS MOTION

The Britton Falls Advisory Committee hereby formally requests that the Britton Falls HOA Board of Directors take all necessary action, including legal action, to enforce existing covenants, guidelines, and restrictions regarding building additions to homes in Britton Falls.