

**AC Attendees:**

Judy Spears  
Larry Amick  
Lynne Flynn  
Larry Raasch  
Mike Moore  
Dan Canan

**Absent:**

Jim Miles

**CMS Present:**

Brad Bryant  
Cathy Paschen  
Lee Clouse

- I. Call to Order – Mike Moore called the meeting to order.
- II. Motion to adopt agenda by Larry R. Seconded; 6 votes yes.
- III. Approval of the Minutes of June 20, 2017 regular meeting. Motion to approve by Lynne F. Seconded; 6 votes yes.
- IV. Villa Building Status – Cathy Paschen
  - a. Sept 4 is scheduled for management move in day.
  - b. Mon., Sept 11, is the goal to begin classes in the villa. An email from Cathy to leaders will identify days and space for classes and meetings. Reminders will be sent to help with the transition to the villa. The villa will not be staffed full time, but rather leaders and chair-persons will be in charge of their groups.
  - c. By Oct 1, rental of space within the villa should be available to homeowners.
  - d. A new portal system should be online soon.
  - e. Drawings of irrigation lines will be made available to AC according to Brad B.
- V. Comments from Community on the Villa
  - a. In response to a homeowner question, the card access system will be overhauled with a new system when finalized.
  - b. Community gardens will be included with irrigation; sporting event spaces would be up to homeowners to install within available space.
- VI. Comments
  - a. AC Chair – Mike Moore filling in for Jim Miles
    - i. A request has been submitted to Pulte board members for tennis courts/pickle ball courts to be addressed regarding repair. The request had been sent approximately two weeks ago. Lee C reported that he and Matt Lohmyer have discussed this issue and he expects a response within the next week from Pulte.
    - ii. City of Fishers has scheduled a series of meetings with BF residents; topics such as ADA ramps, sewage backup in homes, and emergency entrances and exits to/from all homes. The next scheduled meeting to

be held at the chateau for Fishers officials to address topics and homeowner questions is set for July 26 at 1:00.

- b. Property Manager – No report
  - i. Has distributed Property Manager Report to homeowners.
  - ii. Judy S noted the need for improved efficiency concerning pick up of dog waste.
- c. Lifestyle Director – Cathy Paschen: No report
- d. CMS Vice President – Lee Clouse
  - i. Stated that a response from Pulte to the letter sent to Dave Compton (letter attached) regarding the financial report should be forthcoming prior to the end of this month July, 2017.
- e. Comments from the Community for CMS
  - i. Roger Briance, homeowner, stated that the fountain behind his home along Del Webb Parkway, belongs to Pulte Homes, based upon his Pulte contact. The original liner contract should take care of deflating the liner; further action should be forthcoming soon, according to Pulte.
  - ii. An area near Grappa Trail is covered with trash; Brad B sent pictures to Matt Lohmyer to expect a response regarding cleanup.
  - iii. An assistant to Brad B should be resolved soon; an announcement will be made to the community as to when this person starts.
  - iv. A new water drinking fountain near the tennis courts should be forthcoming soon (approximately 4-6 weeks).
  - v. Parking lot lighting for the villa will be installed.
  - vi. Flag poles must be approved – only U.S. flags may be flown from mounted poles installed in the yard.
  - vii. Scheduling of irrigation changes as homes are built. According to Brad B, irrigation runs between 6:00 p.m. – 6:00 a.m.

## VII. Subcommittee and Ad Hoc Committee Reports

- a. Building – Lynne Flynn
  - i. Trash cans near pool areas should be emptied by life guards, according to Brad B.
  - ii. Stainless steel table for villa has been deleted by Pulte. Cathy P stated that there is a possibility for getting it next year. Refrigerator is also expected to be placed in villa.
- b. Finance – Larry Raasch: (see attachment)
  - i. Year-end statements expected from Pulte. Larry R sent letter to Dave Compton on July 6, vice president at Pulte, to ask for updates on financial matters. As noted above, Lee C stated that a response should be forthcoming by the end of July, 2017. It was moved and seconded that this letter be included in minutes; vote unanimous in favor (letter attached to these minutes).
- c. Reserve Study – Jim Miles: No report
- d. Communications – Mike Moore (see attachment)

- e. Grounds – Larry Amick
  - i. Recycling effort of plants that are removed by homeowners is ongoing. Some excess homeowner plants have been planted in certain locations. Veterans memorial around flag poles is being studied by placing bricks or other mementos; this is being coordinated with the veterans group at BF.
  - ii. Parked Hittle truck and trailer on Del Webb Parkway, will be moved to other locations periodically according to Brad B.
  - iii. Garden Committee chair, Barbara Peterson, had a discussion with Mr. Lohmyer at Pulte. It was indicated by him that an area of approximately 85 x 327 feet would allow for garden plots (120 plots measuring 10 x 12 feet) to be used as individual gardens by homeowners. Brad B indicated that the size of the area is not certain but it should be larger than originally thought.
  - iv. Current landscaping vs PUD, which has been approved by the city, is in question. Common area landscaping around utility boxes, which is shown in the PUD, has not been completed in some instances. Brad B stated that the PUD is proposed landscaping and is not a certainty.
  
- f. Documents – Judy Spears
  - i. The subcommittee is working on design guidelines, and remains a work in progress. It is anticipated that in a couple of months documents will be brought to the AC for discussion/approval.
  
- g. Government Relations – Dan Canan
  - i. City council meetings include discussions regarding set back changes at BF.
  - ii. Turnberry sub division, on behalf of Ryan Homes, has submitted possible changes to the PUD to drop the prices of proposed homes to make them more marketable. Changes such as front loading 3 car garages, a reduction in the square footage of homes, and reducing from \$400,000 to \$375,000 in minimum cost. Upcoming meetings would be advertised so that any concerned BF homeowners may attend.
  
- h. Legal – Jim Miles
  - i. Jim M will be setting up meetings with BF attorney to continue to discuss legal matters.
  
- i. Election – Mike Moore (see attachment)
  - i. Three new members for the election of AC members will be sought for a November election for the 2018 – 2020 AC membership. Application materials are available at the front desk of the chateau.

#### VIII. Unfinished Business

- a. Larry A brought up the possibility of setting aside money in the budget for a ponds and grounds engineering study within calendar year 2018. The purpose would be to uncover deficiencies before the transfer from Pulte to the BF HOA. There was a motion and a second to make the motion. Brad B stated that an amount of money has been budgeted for a pond study (not including water falls) of approximately \$10,000. The motion is currently withdrawn by Larry A

after learning that an amount has been budgeted, according to Lee C, for 2018 toward the study of ponds.

- b. Lee C indicated that monies earmarked for specific purposes must be used for the specific purpose.

IX. New Business - None

X. Homeowner Concerns

- a. Judy S reminded homeowners to check Caliber Web regarding accuracy of assessments.
- b. Humidity in pool area is maintained at 50% according to Brad B; it's basically up to the life guard to open and close windows to maintain this humidity level.
- c. Sondra Cremer, homeowner, asked about the missing soap container in the women's restroom. Brad B reported that that style is no longer available.
- d. Scott Mertz, homeowner, suggested that a transition committee be put together to document issues that have been discussed and identified so that these can be addressed prior to transition. Mike M stated that the transition committee still exists and can be revived at any time.
- e. Homeowner, Paul Green, expressed the concern of only one access road in and out of new BF areas being developed. Mike M stated that Fishers officials had reported that they will meet with Pulte on this issue and that Fishers will report back to the AC as to progress on this topic.

XI. Adjourned @ 2:35

Election Subcommittee Report for July 18 AC Meeting

The Election Subcommittee is preparing a list of potential candidates for the AC election of three members of the AC class of 2018 -2020. The election will be held in early November. Any homeowner who closed on their home prior to January 1, 2017 is eligible for election. Residents interested in seeking nomination or in submitting a nomination are encouraged to contact any member of the Election Subcommittee. They include:

Sondra Cremer (Chair)  
Jerry Brewton  
Judith Coons  
Brad DeReamer  
Jerry Lathrop

Communication Subcommittee Report for 7/18/2017

The subcommittee met on 7/17/2017 and agreed upon or discussed the following:

1. The July issue of *The Wine Press* (TWP) will include a column providing the status of the Villa and a column seeking resident participation in AC committees, including a description of each committee. A link to past issues of TWP on the portal will be added to the "Did you Know?" box.
2. Tentative items for the August issue of TWP will include a follow-up column of an interview of Councilman DeReamer by Larry Shores to include information about, or linked with a separate column, regarding the resident meetings with Fishers city officials; and a column on the upcoming AC election.

3. Items for future TWP issues include the following, as information becomes available: (a) highlights of the 2017 HOA budget, (b) follow-up on the reserve study, (c) summary of meetings with Fishers city officials, (d) nature of and relationships among the AC, HOA, CMS and Pulte, (e) a separate column on "What is the AC?"
4. Bruce Hufford distributed a draft of a survey for residents to assess their perceptions about and suggestions for TWP. Suggestions were made for revisions and additional input is invited prior to the next meeting of the subcommittee.
5. The documents provided in the Welcome Bag were reviewed, with a focus on the draft revisions provided by Marjorie Havens.
6. In future email with TWP issues, highlight the issues/topics/titles addressed in that issue.
7. Create an "index" of the contents of each TWP issue (by issue #) for to assist easy retrieval of previous columns.
8. Arrange with the Chateau front desk to scroll an announcement about the latest issue of TWP.

Submitted by Mike Moore

Mr. David Compton  
Britton Falls Homeowner's Association Board of Directors

July 6, 2017

Dear Mr. Compton

I am writing to you as a resident of Britton Falls and as Finance Chair for the Advisory Committee. I am requesting you to provide me with a set of financial statements for the Britton Falls HOA for the year ended December 31, 2016 as required by the by-laws of the HOA. I would like financial statements that comply with the requirements of the by-laws. As I'm sure you are aware, the main requirements of the by-laws are as follows:

- The financial statements shall be prepared by an independent public accountant.
- They shall be prepared in accordance with generally accepted accounting principles.
- They shall include the following statements:
  - Balance sheet.
  - A statement of income and expense.
  - A statement of changes in financial position.
- They shall be provided to residents within 180 days of the end of the fiscal year.
  - That date passed on June 29<sup>th</sup>, 2017.
- A resident can request in writing to the board of directors that they receive a copy of the financial statements. The board must then provide the requested financial statements within 7 days.

The statements that we have received from CMS for the year ended December 31, 2016 do not meet the above requirements. The financial statements we received from CMS also appear to have items that are inaccurate. Some of these inaccuracies would include the following:

- The cash operating account balance on the balance sheet shows an overdraft of \$105,000.

- I don't believe this number is correct. If it is correct, it could be concluded that the HOA is in terrible financial shape.
- The Reserve Legal Fund shows a balance of \$436,000. I believe the balance should be approximately \$536,000.
  - Approximately half of this variance is due to an improper closing of the books. The income and expense for the reserve was closed to retained earnings rather than to the Reserve Legal Fund.
  - The remaining half is due to an understatement of income that should be credited to the reserve.
  - This does not include any improper expenses that have been charged to the reserve. This could also be an issue that we will address in the future.
- The "final" budget comparison report we were provided showed an operating loss of approximately \$273,000.
  - This would also lead one to conclude the HOA is in terrible financial shape.
  - My understanding is that the Britton Falls HOA is designed to have a breakeven operating income.

Please consider this as my written request for financial statements as required by the by-laws.

Sincerely yours,

Larry Raasch