

AC Attendees:

Judy Spears
Larry Raasch
Lynne Flynn
Nick Kirincich
Scott Mertz
Sue Dickhans

AC Absent:

Dan Canan

CMS Present:

Cathy Paschen
John Doehrman

Pulte Present:

Dave Compton
Jeremy Lollar
Tim Oakes

- I. Call to Order – Lynne Flynn called the meeting to order @ 3:00
- II. Approval of the Minutes of June 19, 2018 regular meeting. Motion to approve by Sue Dickhans; seconded; Motion carries; voting yes: Judy Spears, Larry Raasch, Lynne Flynn, Nick Kirincich, Scott Mertz, Sue Dickhans.
- III. Comments
 - a. AC Chair - None
- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Building (Sue Dickhans)
 - i. Window in billiards room has been treated and has helped the sun situation.
 - ii. Two members have been added to the Building Subcommittee; the first meeting was held in July.
 - iii. The hanging light in the sunroom has been repaired.
 - b. Communications (Lynne Flynn)
 - c. Documents (Judy Spears)
 - i. Design guidelines for transition are being created.
 - d. Finance (Larry Raasch)
 - i. First audit for 2017 will occur soon.
 - ii. Year-end statements will appear on portal when approved by Lee Clouse

- iii. Loan payments have not been made to Pulte as of yet; Dave Compton indicated that he would follow up without penalty to homeowners.
 - iv. Larry asked John about the \$39,000 to Reserve Fund for landscaping and grounds. John indicated that he would seek clarification.
 - v. Solar panels on roof are being questioned on homes as to whether they are legal and approved regarding covenants. Even though Hamilton County encourages solar panels, they may not be allowed in Britton Falls. Dave C will check whether covenants would allow solar panels.
- e. Grounds (Nick Kirincich)
 - i. Sprinkler system has been addressed by volunteer homeowners. Hittle is to reduce or change the type of heads that are between homes so that soaking of ground is reduced. Locating sprinkler boxes in ground was challenging in some locations. The suggestion was made to annually do a thorough check of the irrigation system.
 - ii. John D reported that the blue-green algae is an issue and has a 50% chance of survival even after treatment with chemicals.
 - iii. An interest group has been established to identify locations for new benches.
 - iv. Plants may need to be removed or rearranged within common areas.
 - v. Contractor selection is yet to be made as to whom will build the new tennis courts, according to Jeremy Lollar.
 - vi. A group is being developed to report to John D as to the trees that need to be replaced in common areas.
 - vii. A woods group is being developed that would review issues related to conservation.
- f. Government Relations
 - i. The City Council has dealt with simplifying finding topics on the Fishers website.
 - ii. More space for trees near streets; street trees are required currently for one tree per lot.
 - iii. Bicycle ordinance of Fishers now states that three feet of space is required between vehicle and bike rider.
 - iv. PUD (UDO) – conservation/preservation definition needs to be refined.
- g. Issue Monitoring (Scott Mertz)
 - i. Scott M will meet soon with John D to update spreadsheet.
 - ii. Follow up needed for some older topics.
 - iii. Paving has not been completed yet for some streets due to the fact that Fishers requires that the final house on street must be completed. Damaged curbs and ADA ramps must first be repaired if they've been damaged prior to final top coat.
- h. Transition & Reserve Study
 - i. Sue D indicated that the committee is awaiting next meeting.
- i. Resident Questions for Subcommittee Chairs
 - i. The waterfall volume appears to be low.

- ii. Jeremy L stated that he has requested design plans from the designer of the falls. John D stated that silt needs to be cleaned out of the intakes. The capacitors of the pumps have been affected.

V. CMS Reports

a. Property Manager (John Doehrman)

- i. CMS has had concerns regarding the space taken by RV parking. The fact that the community has grown has created additional space being needed when RVs are parked in the north parking lot of the chateau.
- ii. The need for ample parking is necessary for residents when there are events.
- iii. John D reported that parking of RVs in the north parking lot had been created for the courtesy of residents.
- iv. The small capacity of the villa parking lot does not make the villa an ideal solution.
- v. The possible solutions to parking RVs:
 - a) Continue to park RVs for a maximum of three days in north chateau lot.
 - b) To consider the major events at the chateau; allow RVs to park at the villa when needed.
 - c) A request was made for the action to be voted upon. A motion was made "retain the current policy to allow RV and extended vehicle expected usage in the chateau parking lot." Motion seconded and a vote called for. The vote was unanimous for all members present with no objections.
 - d) Judy Asbury was requested to draft the guidelines for the above policy.
 - e) John D and Nick K will assure the policy is clarified.

b. Lifestyle Director (Cathy Paschen)

- i. Cathy P would consider the calendar of events to consider when major events would necessitate the move of RVs to the villa.

c. Maintenance (Brad Bryant) No report

d. CMS Vice President (Lee Clouse)

- i. Jeremy L stated that the final two undeveloped sections (13 and 15) will be developed later this year; the contracts for roads have been bid and construction on the two areas will begin this year.

e. Resident Questions for CMS

- i. Paul Taylor, resident, asked about the possibility of parking an RV on the residential street. Parking is possible on the street, but apparently there is a three day time limit without blocking any driveway with exception of the RV owner's driveway.
- ii. Discussion ensued between residents and CMS. The consideration of when events are held at the chateau was a consideration as to when RVs might be parked at the chateau.
- iii. The villa may be a solution as to where to park RVs when events are held at the chateau.
- iv. A resident spoke to the growing need to stop at stop signs, slow speeds, and utilize turn signals. Lynne F suggested that John speak to Fishers police to try

to monitor driving habits in BF. John indicated that the police officer, who routinely patrols BF, will be informed of the concerns.

- v. Estate sale legalities was asked by a homeowner; Dave Compton stated that if someone passes or permanently moves out of the neighborhood, a reasonable and fair consideration may be allowed for one or two days.
- vi. Thad with CCI Concrete will look at a resident's driveway that had been painted (the current resident is the second owner of home).

f. Dave Compton

VI. Unfinished Business

VII. New Business

VIII. Adjourn - motion made by Judy Spears and accepted unanimously @ 4:23.