

**MINUTES FOR THE ADVISORY COMMITTEE. JUNE 19, 2018**

**Attendees:**

Advisory Committee:

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

**CMS:**

Brad Bryant  
Lee Clouse  
John Doehrman  
Cathy Paschen  
Shelly Perez

Meeting was called to order at 3:00 by Chair Dan Canan

Minutes of May 15, 22018 were approved by a unanimous vote.

**Comments:**

Sondra Cremer, Chair of the Election Subcommittee

The committee had begun soliciting candidates. Nomination forms are at the front desk.

A Homeowner who has lived here since January 1st of 2017 may nominate themselves. If a Homeowner is aware of a good candidate, they may give them a nomination form or they may let a subcommittee member know of any and all possible candidates and they will make the contact

**Building:**

Sue Dickhans, Chair

The Chateau fireplace is to be fixed by June 22nd. Window treatments and valances have yet to be ordered. The hanging light in the sunroom area is to be repaired by the end of this week. Sue is asking that burned out light bulbs be replaced at the same time. The repair is to be done by the end of this week. The updating of the cable of audio visual system will be begun this week if the insurance is received. Project to continue.

Buildings subcommittee is looking for homeowners who would be interested in serving.

**Communications:**

Lynn Flynn, Chair

The first edition of *The Falls* has been issued. The second issue will be out the first of July.

**Documents:**

Judy Spears, Chair  
No report

Finance: Larry Raasch, Chair

Year-end statements are being ready for review. Number of changes recommended by Larry will be implemented per Lee Clouse. First quarter report will be out soon.

Grounds: Nick Kirincich, Chair (Attachment included)

A number of meetings have been held. The minutes of those meetings are on the website under Grounds.

Pond O: Jeremy Lollar is working with the installer of the lining of the pond. The pond will have to be completely drained. Four to five vents will have to be created/installed to release all of the air that is under the liner. As many fish as possible will be relocated. Turnberry water comes into that pond. Grading will, hopefully, eliminate much of their water except after heavy rains.

Landscape: There is now a recycling plant-bed at the front of the Garden area. Call Sallea Tish to contribute any plants you no longer want or need. Help yourself to any there. It is hoped that some of these plants can be used to replenish the landscaping around the Chateau

Trees: The committee leader for trees is meeting with a City naturalist to determine what can and cannot be done with protected areas. Homeowners are warned that no debris can be added and nothing can be removed from the protected area without being subject to a fine by the City of Fishers.

Tree survey: Sharon DeReamer, Homeowner, heads this group. She is reporting dead or missing trees. They must be reported by the first of September at the latest if they are to be replaced or added this year.

Behind the Villa: David McMorrان, Homeowner heads this group. Options are being considered. Requests have been made for more sports courts ( basketball, bocce, pickleball, shuffleboard), and/or a dog park.

Irrigation team: Investigating what can or cannot be done and what's working now.

Tennis Courts: Eric Ferrel and Mark Cremer spearheaded and persevered with this project. Pulte will do a total replacement of tennis courts . They will replace current fences with new fences with complete wind screens. They will remove all asphalt hopefully, by Aug. 1st. They are getting bids now. Four pickleball courts will be added atop the two tennis courts. Pulte is footing the entire bill estimated to be about \$125,000. Jeremy Lollar is getting things done. Thank you Jeremy!

Berm behind neighbors on Arista and Burgandy got local Pulte to help.

Comments: no timetable has been set. After checking for and repairing irrigation problems. bare patches will soon be over-seeded. It will be fall before trees can be replaced, removed, or straightened. The area will be cleaned. Re-mulching won't be done until spring.

Cava and Grappa area has still not been paved.

Fountains: Two aren't working right. It is being assumed that the pumps suck up something and that the water pressure is reduced. Whatever is clogging the pump is released it at night when they are powered down. Some, not all, fountain's power is powered down at night. Some run 24/7.

Waterfall: Harvey is to get insurance to repair. There is no time frame. CMS is working with new contractors.

Mondavi north and south ponds: Six were repaired but two need to be repaired. ASAP has been notified.

Mozell Court. Mowing is being done every one to two weeks. Neighbors want it to be a natural area. They don't want it mowed. It is an area beyond the pond, near the emergency/Service Road. The mowing may be being done to meet Fishers' restrictions. The Township trustee determines if weeds are too high.

Grounds Subcommittee is looking for more homeowners who would be interested in serving on one of its teams.

Government: Brad DeReamer, Homeowner spoke

The speed limit changed for Britton Falls in Dec. 2017.

Stop signs must be reflective. We may be able to keep the current signs since they are the correct shape. A placard will be installed above the sign and will note "neighborhood".

All street signs need to be replaced. Two designs of street signs are legal. Ours are not. New sections being built will comply. If Pulte replaces the signs, they can use old posts. If the state replaces the signs, they must be on their posts.

We are the only approved golf cart community in Fishers.

A bicycle ordinance regarding helmets is in the works. Drivers need to allow a three foot right of way to cyclists. Go Pro on cyclists helmets can be used to ticket drivers who pass too closely. No more than two wide is recommended on bike lanes.

"No Outlet" sign on Mosel Court yet. Pulte has to install. City will not.

Issue Monitoring: Scott Mertz, Chair

Update is unavailable do to illness. A meeting with Brad will be scheduled for Monday AM. There are many pending items.

Lee Clouse has "Larry Amick List" of items not done.

Minutes of Meetings have been only for the annual meeting. The Board considers that meeting the only official meeting. There are no other minutes in spite of decisions made for building and financing the Villa, amending the Declaration, changing the Bylaws, changing the accounting method, etc.

We still do not have representation on the Board.

Matt Loughmeyer has been replaced by Jeremy Lollar so some of these issues may be addressed.

The AC still is not able to hire a lawyer because of a budget cut. Jeremy Lollar may correct that.

Ponds audits: None are planned. None are required.

Transition: Dan Canan, Chair (Attachment included)

They had their first meeting. Planning on Britton Falls being turned over the first part of 2021.

Members: Lee Clouse, Sue Dickhans, Leslie Perez, Joe Lamirand, Nick Kirincich, Dan Canan, Scott Mertz, and Dave Compton.

Five subcommittees are to be formed. Dan should be contacted by anyone interested in joining. They will be evaluating for wear and tear to be paid for by the Reserves Fund. They will look to see if something was never done right. An updated reserve study will be needed. Leslie was prominent is going over what must be done. Joe Lamirand has prepared an outline of tasks. Special assessment is being considered for individuals who are interested in participating in mass services such as snow removal and gutter cleaning. Audits need to be done before transition. Nick would like it done today.

CMS:

John Doehrman: He posted his Property Manager's report covering solicitations, etc. He requested that subcommittees need to contact him and not just have direct contact with Pulte. CMS wants to know what's going on. He would appreciate updates from the subcommittees on a monthly basis.

Cathy: No Report

Brad: No Report

Lee: No Report

Residents:

Street repaving for Cava and Grappa was supposed to be in June. Paving will not start until curbs that are being fixed are fixed. Then there will be paving including top coat. Jeremy Lollar is on vacation and should respond to berms, trees, and asphalt issues shortly after his return.

A homeowner has reported a sprinkler problem on Caliber web. It's still not repaired. He was inquiring how to use Caliber Web to find out the status of his report. He is to meet with John to learn how to fully use Caliber Web. "How to Use" is also posted on the website.

A new homeowner is having problems with a previously painted driveway. The paint is chipping. There is no covenant to cover the issue. John is looking into how to resolve the issue. It has been an issue since November. The realtor has been notified. The fact is that the driveway was painted was disclosed at closing. No application was presented to John and, therefore, never approved.

The meeting was adjourned at 4:40.

Respectfully submitted,

Judy Spears, Secretary

### **Attachments:**

Meeting Grounds Leaders June 6 2018

Attendees: Sallea Tisch, Jim Tisch, Dennis Renander, Brad Bryant, Nick Kirincich

Sallea asked several questions for clarification, and some conclusions

Perhaps a vision for plantings on berms needs to be developed

Brad will provide to group Irrigation plan (not as built)

Any section can be marked for home owner

More Benches for Pond Meditating/fishing –

- Ask Cathy about fund raising, i.e. memorial gifts etc.
- Neighborhood input on location

Can big plantings received yesterday be planted on Brandy Lane Berm?  
Provide Brad a picture and what the nearest address for issues in common areas.  
Committee can send Thank you letters  
Hittle contract on Britton Falls portal

Dennis clarifications

Residents very concerned around Pond O – Brad indicated Current plan failed  
Fountain lights will be rebuilt with LED's in fall - ?? switch to Photo cells from

timers

Need to investigate Pond Captains and liability – Under consideration

### **Note from Transition meeting June 12 2018**

Attendees Dan Canan, Sue Dickhans, Scott Mertz, Joseph Lamirand, Lees Clouse, Lesley Stoeffler, Nick Kirincich

Joe Presented his thoughts on the two transition documents, Revealed he had taken the listing of each of the suggested teams in the ACC document and created it in a checklist format. Will distribute to all.

Lesley offered a view point towards thinking “What is the vision that you want the HOA to be and offer after transition?” Thus she indicated several ideas to reflect upon

Self Manage or management firm.

How many full time employees – doing what - Manager, Maintenance, Life style

How many part time employees - Manager, Maintenance, Life Style, Desk Duty

Should the HOA offer optional services to lower cost (contract a group rate).

Some Communities to not offer Desk manning during open hours – it is just what people get used to.

Indoor swimming pool by state code requires a life guard during open hours (size)

Other options for basing our web info. Lee indicated pros/cons will be presented for decision making

Discussion lead to a Reserve Study update and detail CPA audit before transition. Several views on each of theses and then Lee indicated he would obtain quotes from RSI (past study contractor) and their parent CPA firm and at least one other offeror. Nick suggested both of these tasks should happen soon. We need to establish credibility in the data and its availability to the residents.

Need to identify others whom would be willing to work on the committee or at least serve as a consultant in their area of expertise. The homeowners agreed to investigate other residents for their participation.