

AC Attendees:

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

Absent:

CMS Present:

John Doehrman
Cathy Paschen

- I. Call to Order – Jim Miles called the meeting to order
- II. Motion to adopt agenda by Mike Moore. Seconded; 7 votes yes.
- III. Approval of the Minutes of February 21, 2017 regular meeting. Motion to approve by Lynne Flynn. Seconded; 7 votes yes.
- IV. Villa Building Status – Jim Miles
 - a. Furniture, flooring, and sound system being considered now by Building Committee of AC.
 - b. Jim reported that progress is being made; Lynne F reported that it is not known what the final purchases will be but the budget is now established and items are being considered to reflect the budget.
- V. Comments from Community on the Villa
 - a. A resident asked about the established completion date. Jim M stated that the grand opening should be around Labor Day, 2017.
 - b. Gardens should be a part of the final product; John D stated that the landscaping is critical for the gardens to be able to be opened.
- VI. Comments
 - a. AC Chair – none
 - b. Property Manager – John Doehrman – Report Attached
 - i. The Landscaping schedule should be posted soon to the BF website.
 - ii. Flags provided by Hittle should be distributed to homeowners to indicate that pruning should not occur at individual homes.
 - iii. John D reported that one contact person (Tracy) will be available to homeowners of Britton Falls if a call to Hittle is necessary. Pruning is a contracted price, so if a large number of homeowners do not desire pruning, John stated that this would be addressed with Hittle for possible adjustment of cost.

- iv. ASAP is the new company for fountains and ponds. The continuity of having one company handle all of the service needs of ponds should be advantageous. Fountains should be reinstalled by April 1.
 - v. John D stated that Hittle will be repairing the banks of the ponds in May. A new company to handle muskrat control has been hired which charges one flat rate for all ponds for the calendar year.
- c. Lifestyle Director – Cathy Paschen.
 - i. Copies that need to be made by homeowners should be requested of Cory at the front desk at least three days in advance.
 - d. CMS Vice President – Lee Clouse – no report.
 - e. Comments from the Community for CMS
 - i. A resident asked that the pool hours for grandchildren be changed. Cathy P stated that there are homeowners who would NOT like to see those pool hours changed. Jim M stated that he would like to see another survey to ask about pool hours; Cathy indicated that the survey would come out soon to survey the possibility of moving pool hours to 4:00 – 6:00 p.m.

VII. Subcommittee and Ad Hoc Committee Reports

- a. Building – Lynne Flynn
 - i. AV system, refrigeration, and furniture for villa are being considered.
 - ii. Water fountain by outdoor pool – John D stated that that should be operating soon.
- b. Finance – Larry Raasch. Reported that the finance committee is still completing budget work and is awaiting reports from CMS.
- c. Reserve Study – Jim Miles
 - i. Jim asked John D regarding the structural report of the chateau.
 - ii. Jim asked about final completion of the tennis courts. John D indicated that Pulte receives information regarding the completion status of the courts and that it should be wrapping up soon after being in limbo for at least a year. Larry A stated that he would inquire about the topic as a part of his Grounds Committee.
- d. Communications – Mike Moore
 - i. Next meeting of Communications Committee is very soon. ,
 - ii. Wine Press coming out within the week.
- e. Grounds – Larry Amick
 - i. Next meeting of Grounds Committee scheduled for April.
 - ii. 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.
- f. Documents – Judy Spears

- i. Judy S requests that paint colors, manufacturer names, etc of new homes be made available to homeowners. John D stated that we could discuss this and asks that the AC Committee request this with Pulte. Mike M suggested that John D might get better results as a member of the management company if he would ask Pulte for this information. John will look into the topic.
 - ii. Documents Subcommittee is working on architectural review forms and documents regarding design guidelines. Committee has seen guidelines from two other Del Webb Communities for guidance.
 - g. Government Relations – Dan Canan
 - i. Dan met with City of Fishers Planner Kevin Stotts which revealed that a landscape plan does exist. Ponds have individual guidelines for maintenance schedule with the city. Trees are required between streets and sidewalks of differing species so that potential disease does not destroy any single species.

Legacy at Hunters Run: 51 home sites on 46 acres across from 126th St on Cynthianne has been approved by the City Council. To access Fishers agendas on line: [www.fishers.in.us/City Council/Agendas](http://www.fishers.in.us/City%20Council/Agendas); click topic for recent items being addressed.
 - ii. File of Life – place magnet on front door, first responders go to refrigerator inside home for contact information. Fire Department is in possession of these magnets; Cathy stated that she would inquire of fire department regarding getting these for BF homeowners.
 - h. Legal – Jim Miles:
 - i. Awaiting new covenants for initiation fee information, resale fee change to 1%.
 - i. Election Subcommittee – Mike Moore
 - i. A proposal has been sent to AC members with a list of recommended members to serve on the 2017 AC Election Subcommittee. Potential slate of candidates is to be provided by the Election Subcommittee at the April AC meeting.

VIII. Unfinished Business - None

IX. New Business - None

X. Homeowner Concerns

- a. New batteries required for faucets to operate sensors in locker rooms.

XI. Adjourned @ 2:10

Attachments

March 2017 Property Manager Report

Here are the items we are working on in the Community that will be changing in the near future.

1. Several window tinting options are being evaluated and a solution to meet the needs of the volleyball players and exercise classes Vs. the sunshine through the windows will be determined and can expect installation in May.
2. Pandora service has been restored at the Chateau, a new receiver has been installed and is in service. We have also installed Sonos internet/satellite radio.
3. Gardens are being installed as part of the Villa project, the intent is to have the area ready for use by early May. This is subject to no unforeseen conflicts.
4. Sidewalk and handicap ramps are being repaired throughout the community. You will see repairs of "trip hazard" walks and handicap ramps as the weather allow.
5. Drinking Fountain in the tennis court area is being installed as part of the concrete work that is going to be completed in the next two months.
6. As we proceed with the Villa we will be replacing the door access system in the Chateau to be compatible with the Villa. This means that all homeowners will be receiving new access cards in the near future. Watch for updates.
7. We will be starting our first phase of converting the Chateau lighting to LED bulbs beginning next week. You will see lights being converted throughout the Chateau over the next six months.
8. Muskrats update. We currently have hired a new company to trap all the ponds for this year. This is a big win for the community and should go a long way to controlling the Muskrat issue.
9. Muskrat pond damage repair is scheduled to begin in late spring.
10. A new bike rack will be installed in the front of the Chateau on the opposite side of the entrance. This will make it more convenient to park your bike at the Chateau. Work will be completed as part of the sidewalk repair.
11. Landscape season is going to be among us very quickly. The landscaping schedule and new and exciting news are now posted on the Britton Falls Portal.
12. Landscape mulch upgrade to dyed black(same as at the Chateau) is available for \$25 additional charge. Contact Hittle Landscape at 317 896-5697
13. Missing street trees in the parkway along Oakford Trail in front of the "Green Area" has now been installed.
14. Mulch for use in the planting beds for the homes will not be kept, at the Chateau during distribution as in the past, it is being worked on an undeveloped area of Atlantic.
15. Pond Engineering study will be put in the budget for 2018, initial estimate reflects a cost for this project at approximately \$8500. Additional RFP's will be sent out later in the year.

Thank you,

John Doehrman