

AC Attendees:

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

Absent:

Nick Kirincich

CMS Present:

Cathy Paschen
John Doehrman
Lee Clouse
Shelley Perez

- I. Call to Order – Dan Canan called the meeting to order @ 3:00.

- II. Approval of the Minutes of February 20, 2018 regular meeting. Motion to approve by Scott Mertz; seconded; 6 votes yes.

- III. Comments
 - a. AC Chair

- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Building (Sue Dickhans)
 - i. Audio visual in chateau is still being addressed.
 - ii. Color and dimensions of sound material in villa should be finalized soon.
 - iii. Tinting of regular windows in billiards room is being considered; John D questioned whether it's the windows or the top arch that need the tinting. A homeowner stated that the arch should be tinted, as it is the arch area which allows the most direct sun to enter. Alternative window treatments such as fabric or wood (plastic) are also possibilities for the windows.
 - iv. Lynne F questioned the high cost of the fireplace repair/maintenance; Brad B is looking at alternatives to keep cost down
 - v. No stove will be purchased for the villa, but hot plates are being considered.
 - vi. Shower pressure apparently has been resolved in the locker rooms.

 - b. Communications (Lynne Flynn)
 - i. A meeting of the subcommittee will be 11 April at 11:00 at the chateau.
 - ii. A printed edition of the subcommittee report is being considered.

 - c. Documents (Judy Spears)
 - i. Reconvening subcommittee soon.

- d. Finance (Larry Raasch)
 - i. Year-end statements for 2017 have not been received. The BF loan has been recorded on the books.
 - ii. \$222k of bills payed for 2017 have been paid in 2018; this causes some concern as to when billing occurs versus when bills are paid.
 - iii. Lee C reported that budget is based upon need beginning as of Jan 1 rather than budget funding as per Pulte.
 - iv. Reserve shortage of \$36k is tied in with additional funding according to Lee C. Lee stated that Pulte would pay this shortage.
 - v. A shortage is shown due to no transfers being made. Larry asked Lee to go through this topic with him soon.
 - vi. Late payments for operating expenses generally are for Hittle. They have not charged late fees to date.
 - vii. No payments to Pulte for the loan have been made to date; Lee reported that those will begin in late March.
 - viii. Larry R asked for the ability to access the Portal to organize financial reports and budgets; Cathy P suggested that she and Larry work together to organize the reports.

- e. Grounds (Nick Kirincich) No Report

- f. Government Relations (Dan Canan) No Report

- g. Issue Monitoring (Scott Mertz)
 - i. Scott stated that there are twelve items on the Project Tracking Spreadsheet to possibly close the projects: Scott M went through the spreadsheet, line by line to discuss the possibility of closing the projects.
 - a) duck and geese control: Hittle is a licensed applicator of a chemical to control the birds; John D reported that a homeowner has a herding dog to control the birds – he will check further into this possibility.
 - ii. Lenny Scott, homeowner, urged CMS to check on laws regarding harassment of geese. Lee C reported that in Indiana, dogs are allowed to herd dogs. Research is needed as to what is allowed by law and DNR protections of geese.
 - iii. Discover Indy group and other groups, as needed; individuals have been helped by CMS as to how to operate the audio visual equipment.
 - iv. Chairs in ballroom have been questioned regarding warranty; Cathy stated that the company will not follow up on warranty since there is not manufacturer error.

- h. Transition & Reserve Study – TBD
 - i. The major items regarding financial, structural, and pond study will be reviewed by five homeowners as the group is developed.
 - ii. Dan stated that a basic plan has been put together at BF to begin the process of transition. This plan will be reviewed and utilized as we get closer to transition.

- iii. Lee C reported that prior to transition, a review of the Transition Study will be made to be sure that city laws have been followed.
- iv. Bob Hackenburg, homeowner, stated that Calibur Web is not showing on the Portal.
- v. A homeowner brought up the topic of the access road. Residents received a letter from Fishers stating that Pulte and Fishers have reached agreement to build the access road. The road has not been built and emergencies do not allow for ready access to all homes. The EMS chief has rectified a software issue, according to homeowner.
- vi. Doug Rowley, homeowner, asked about the resolution for tinting in the billiards room. Cathy indicated that this will be revisited.

- i. Resident Questions for Subcommittee Chairs
 - i. None heard

V. CMS Reports

- a. Property Manager (John Doehrman)
 - i. Hittle putting mulch on home properties; the black upgrade was ignored for some homeowners; those homeowners should let John know if this mistake was made so it can be rectified.
 - ii. A meeting in April will occur for homeowners with Pulte to discuss topics of landscaping at homes. Fountain and pond concerns will also be discussed with ASAP, the company that maintains the ponds.
 - iii. Knox Box details have been outlined in the Property Manager Report that has been sent to homeowners.
 - iv. A line was cut for a couple of street lights within BF; light post will be replaced on Cellar St.
- b. Lifestyle Director (Cathy Paschen) No Report
- c. Maintenance (Brad Bryant) No Report
- d. CMS Vice President (Lee Clouse) No Report
- e. Resident Questions for CMS
 - i. A homeowner asked about the tree line behind the homes on Cava Dr as to the needed maintenance of trash removal along this line. John D reported that recently maintenance has removed much trash from this area. Many downed trees are on the Ryan Homes property. John will continue to pursue what legal access we have into the wooded area as this is considered a preserve area.
 - ii. Roger Duncan, Cava resident, reported that the water drainage swales from Turnberry Sub division drain onto Cava residents' property.
 - iii. Lenny Scott stated that on Mosel Ct the drainage of water goes to the back of yards. He reported that he has concerns as to how the water will now flow after some work done recently by Pulte. Whose responsibility is this? Lee C reported that it is Pulte's responsibility to grade properly.

VI. Unfinished Business

VII. New Business

VIII. Adjourn - motion made by Lynne Flynn and accepted unanimously @ 4:33.