

**AC Attendees:**

Judy Spears  
Larry Amick  
Larry Raasch  
Jim Miles  
Dan Canan

**Absent:**

Mike Moore  
Lynne Flynn

**CMS Present:**

John Doehrman  
Cathy Paschen  
Brad Bryant

- I. Call to Order – Jim Miles called the meeting to order
- II. Motion to adopt agenda by \_Larry Amick\_. Seconded; 5 votes yes.
- III. Approval of the Minutes of April 18, 2017 regular meeting. Motion to approve by \_Judy Spears\_. Seconded; 5 votes yes.
- IV. Villa Building Status – Cathy Paschen
  - a. Chair rail was installed 15 May; blacktopping is occurring today, 16 May. Still anticipating a Labor Day Grand Opening. The heavy rains have delayed the installation of the garden spaces. The window of opportunity is closing, but still a possibility for some plantings this summer still for the gardens. KI is the company with which Cathy is working to purchase tables and chairs for the villa; some solid quotes have been received, and orders should be placed in approximately a week.
- V. Comments from Community on the Villa
  - a. A resident asked about storage spaces in the villa; storage will be available in sections adjacent to the large room. Some supplies and materials will stay at the chateau at the request of some groups or clubs.
- VI. Comments
  - a. AC Chair – None
  - b. Property Manager – John Doehrman – **Report Attached**
    - i. Will send out a memo to homeowners to remind them of the Fishers ordinance regarding pet containment.
    - ii. John stated that the floating liner in the pond on the east side of Del Webb Parkway needs to be corrected and has been brought to the

attention of Pulte. Power needs to be installed so that a fountain can be erected there.

- c. Lifestyle Director – Cathy Paschen.
  - i. Gave a reminder to clubs and groups that tables, chairs, and general supplies should be returned to original positions.
- d. CMS Vice President – Lee Clouse
  - i. A new maintenance person will be added to personnel of the CMS Management team once the villa is up and running. This person will be flexible in his/her schedule to meet the needs of the community.
- e. Comments from the Community for CMS
  - i. Mark Cremer, homeowner, asked about the improvement of the tennis/pickleball courts. Lee C reported that that is an ongoing communication with Pulte.
  - ii. A resident asked about the possibility of getting a reduced rate for the residents for television/internet. Lee C reported that John will look into this topic.

## VII. Subcommittee and Ad Hoc Committee Reports

- a. Building – Lynne Flynn. No report.
- b. Finance – Larry Raasch.
  - i. Still awaiting year-end financial statements from CMS. Larry made the suggestion that the entire finance committee should be present at an upcoming meeting with CMS.
- c. Reserve Study – Jim Miles
  - i. List of items for the chateau remains from the engineering report. Some items have been finished, others remain incomplete. Jim M asked for a chart showing progress.
  - ii. Brad B reported that he is searching for a water fountain with reasonable cost in order to replace or add fountains to the ponds.
- d. Communications – Mike Moore. No report.
- e. Grounds – Larry Amick :
  - i. The Grounds Subcommittee held a meeting. Landscaping was discussed regarding the possibility of recycling plants that have been replaced by homeowners. Progress should be seen soon when an area is identified for the recycling area.
  - ii. Eagles and egrets have recently inhabited the dead trees northeast of the chateau.
  - iii. Lee C stated that he would continue to pursue the tennis court repair. Lee also stated that a covenant violation is being pursued by Pulte attorneys, and that there is an ongoing dialogue; Lee would like to see a more aggressive approach with this issue. He indicated that the covenant violation needs to be pursued to its logical end result. Also, binding arbitration and remediation could be a possibility. Larry Amick

voiced the opinion that HOA laws in Indiana are very weak when compared to other states' HOA laws.

- f. Documents – Judy Spears. No report.
- g. Government Relations – Dan Canan
  - i. The economic viability of the Gray Eagle golf course, in the eyes of homeowners there, could impact property values. It's unlikely that this would have impact on Britton Falls homeowners.
  - ii. Portillos has a scheduled June 2 ground breaking.
- h. Legal – Jim Miles:
  - i. Will be meeting next Wednesday, 24 May, with attorney.
- i. Election Subcommittee – Mike Moore. No report.

VIII. Unfinished Business – None

- a. Dan Canan asked about a study of the chateau energy efficiency: has there been a study done in the past? Lee C stated that he would be open to a new study of energy efficiency.

IX. New Business

- a. Larry A asked about where we stand on card access system for both chateau and villa. Lee reported that a new locking system should be in place for both buildings.

X. Homeowner Concerns

- a. A resident asked about a new walking path near the new streets in the north section. The walking paths exist as they are shown in the master plan/map.

XI. Adjourned @ 1:52.

**Attachments**

**May Property Manager Report**

1. **Garden Progress**- The rain has hindered the progress on the gardens, not allowing the irrigation and a means to access to be completed . We continue to be diligent and committed to get them ready to go ASAP.
2. **Fishers Updates**- The monthly Update that City Councilman Brad DeReamer sends out to the community monthly will now be sent out by Cathy or Cory. We will include any traffic/construction updates that could affect homeowners.

3. **Muskrat Reporting**- Having a new contractor our muskrat hunt goes on all year on all ponds based on sightings. If you spot a muskrat on any pond, please report it to Brad or I and the trapper will come out and work the pond where the spotting was observed. Thank you for the homeowners that have reported sightings to us.
4. **Pool Area Sun Screening**- We will be meeting with our preferred Vendor next week to discuss the best means to shade the indoor pool at peak times of use by installing tinting or retractable shades. Will keep you updated.
5. **Landscape Update**- Thank you to Hittle Landscape for the appreciation cookout lunch. This was attended by a large amount of homeowners and a lot of good conversations and ideas were exchanged by all. The rain continues to scramble the mowing schedule. Working on weekends is being done at this time to get the community completed each week.
6. **Outdoor Pool**- Pyle's Pools will be working on getting the outdoor pool ready for the season. The weather looks favorable over the next week to hit those 70 degree days and get the pool open. The pool will be open by Memorial
7. **Pond Shoreline**- We will be repairing shorelines from muskrat damage beginning the end of May or the first of June. We will take advantage of the prime growing season to make the needed repairs.
8. **Irrigation**- We are working on the irrigation start-up, you will notice your sprinklers coming on and off over the next couple of weeks as we make repairs, set the clocks and test the system.
9. **Architectural Reviews**- With all the spring and summer projects coming up, I want to remind you to turn in your approval forms with any needed supporting documentation that is listed on the application. These can be found on the website or at the front desk of the Chateau.
10. **Villa update**- I'm sure everyone has noticed the progress on the Villa; much hard work has been invested by the Management Team and the Advisory Committee to ensure the results are the desires of the Britton Falls Homeowners. Great progress! Up next...parking lot paving!

## *Did you Know?*

*Bird or Squirrel houses and feeders are limited to one and must be in the private area of each home. Installation of dwellings or feeders on perimeter walls, wrought iron fences and under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops are not allowed. No bird or squirrel house or feeder shall exceed the roof eave of the home in height.*