

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
Dave Compton

- I. Call to Order – Dan Canan called the meeting to order @ 3:00
- II. Approval of the Minutes of April 17, 2018 regular meeting. Motion to approve by Scott Mertz; seconded; 7 votes yes
- III. Comments
 - a. AC Chair
- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Building (Sue Dickhans)
 - i. Acoustic panels have been installed in villa
 - ii. Dispensers for soap and shampoo have been installed in the showers.
 - iii. Hanging light in sunroom is to be repaired by June 1
 - b. Communications (Lynne Flynn)
 - c. Documents (Judy Spears)
 - i. Homeowner network Advisory Committee has been updated
 - ii. Proposed changes to the AC Guidebook (**see attachment**)
 - a) Election group change is being sought – 5 homeowners to make up the election group
 - b) Vice chair finds individuals to seek assignment to the election committee. Three year term, staggered, to always have an experienced individual on committee
 - c) Communications proposal – Lynne F suggested further discussion, but to delete “*The Wine Press*” reference as a communication medium
 - d) Lynne F made motion to adopt proposed changes to the AC Guidebook; unanimous approval to adopt

e) Cathy P stated that if the AC should communicate to her the preferred organization of the documents on the portal; Cathy could reorganize the documents accordingly

d. Finance (Larry Raasch)

e. Grounds (Nick Kirincich) Reported by Judy Spears from 15 May meeting

- i. Design specifications for ponds and drainage south of Cava Dr
- ii. Pictures sent to Dave Compton of Pulte to consider different sod laid at home on Cellar St
- iii. Has sought action for a yard on Cellar St that had been sodded with two different types of sod yielding different appearing grasses
- iv. Ground meeting meetings minutes now being posted on portal
- v. Drinking fountain near tennis courts will be turned on today according to Brad

f. Government Relations (Dan Canan)

- i. SR 37 public meeting will be held tonight at Delaware Twp government center to present information regarding SR 37 two year building project

g. Issue Monitoring (Scott Mertz)

- i. Pond O issue with liner will be addressed via a venting system. Brad B stated that it should be completed by June 1
- ii. Pond L problems with shore erosion are to be resolved in July
- iii. Sidewalk repair plan to begin in June, continuing into July
- iv. Waterfall pump must be checked by service company
- v. Additional quotes for pond study are being taken now according to Brad B
- vi. Street lighting at Atlantic Rd and Del Webb Pkwy is complete
- vii. Water fountain at swimming pool is complete
- viii. Land development on Cava Dr preservation area is ongoing – a “woods committee” has been begun by the Grounds Committee to track the preservation areas
- ix. Sign for Mosel Ct for “no turn around” has been recommended
- x. Officer Bill Smith patrols BF; John D reported that Officer Smith stated that the speed limit signs are the wrong color and not enforceable, and would write a ticket for 30 mph which is the Fishers standard
- xi. Fireplace in chateau has been repaired; new glass, new controls, new burner have been included in the quote for \$1800
- xii. Window covering quotes in billiards room are being received
- xiii. Training program for audio visual equipment is being considered
- xiv. Cedar home addition situation is still ongoing; Lee C feels like the case will go to court

h. Transition & Reserve Study

- i. Transition Study committee has been named according to Dan C; a three year term is being considered to serve on committee
- ii. Lynne F suggested that experienced individuals be recruited to serve on the Transition Committee

i. Resident Questions for Subcommittee Chairs

V. CMS Reports

- a. Property Manager (John Doehrman)
 - i. John has recently sent out his Property Manager Report to homeowners
 - ii. Dave Compton stated that issues with posts of stop signs will be addressed with the city of Fishers.
- b. Lifestyle Director (Cathy Paschen)
 - i. Beginning Friday, 25 May, will be extending chateau hours on Friday and Saturday until 10:00 p.m., until Labor Day. Pool hours will not be extended.
 - ii. An accountability form for the villa is being established for usage of the villa beyond normal hours.
- c. Maintenance (Brad Bryant) No Report
- d. CMS Vice President (Lee Clouse) No Report
- e. Resident Questions for CMS
 - i. Larry Amick, homeowner, asked about status of tennis court repair. Payments have been made by Pulte in the past, and the HOA has paid for resurfacing based upon the Reserve Study according to John D
 - ii. Abe Wondergem, homeowner, is filing complaint against his neighbor at 16272 Vintner Dr. The vinyl or plastic sheeting covers the back porch at this residence 10 months of the year. John D reported that the homeowner at 16272 Vintner Dr has stated that an approved solution of rolled up screen covers will replace the tarps in June
 - iii. Steve Worhle, homeowner, asked about sponsoring or how to designate an area for specific usage of activities
- f. Dave Compton
 - i. Topping of streets and repair of curbs will take place soon on certain streets
 - ii. Pond O inspection with city of Fishers has taken place May 15
 - iii. Tennis courts inspection has occurred by Pulte – will keep AC apprised
 - iv. Landscaping of buffer behind section 11 in tree preservation area has been addressed
 - v. Lots behind tree preservation area within Ryan homes area on Arista Dr has a drainage concern; Dave C stated that this is being addressed
 - vi. Stop signs will be replaced if they are deemed illegal
 - vii. A new pickle ball court(s) is a step of the transition process, according to Dave C. Suggested that reserve funds or sponsorship fees must be approved by homeowners for future usage of an area of land behind the villa. Dave stated that an updating of the Reserve Study is necessary before implementing a plan for future land usage. At 85% of build out, this will establish a balanced budget
 - viii. Dave C stated that we are at a minimum of one year away from Transition, due in part, to commencing a new Reserve Study and a study of the future finance plan
 - ix. Dan C outlined the need for homeowner study for usage of the area behind the villa and the need for resident buy in as to how the area should be used

VI. Unfinished Business

VII. New Business

VIII. Adjourn - motion made by Sue Dickhans and accepted unanimously @ 4:25.

Attachments

Proposed changes to AC Guidebook:

Page 8, a. (1). Should consist of five (5) homeowners each serving a three year term such that at least two (2) members carry over from the previous year and at least one (1), but preferably two (2), will have served on the Advisory Board within the last three (3) years

Page 21 Advisory Committee Vice Chair 5.

Select homeowners to be approved by the Advisory Committee to serve on the Election Subcommittee. New members would be asked to serve for a term of three (3) years. Shorter terms may apply in case of an unscheduled vacancy.

Page 27, 2. *Omit:* ", currently The Wine Press,"