

AC Attendees:

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

CMS Present:

Cathy Paschen
John Doehrman
Lee Clouse

Pulte Present:

Dave Compton
Kendric Haslett
Kristi Herbst

- I. Call to Order – Dan Canan called the meeting to order @ 3:00
- II. Approval of the Minutes of October 16, 2018 regular meeting. Motion to approve by Judy Spears; seconded; Motion carries; voting yes: Judy Spears, Nick Kirincich, Scott Mertz, Dan Canan, Larry Raasch, Scott Mertz, Sue Dickhans.
- III. Comments
 - a. AC Chair – None
- IV. Subcommittee and Ad Hoc Committee Reports
 - a. Election Subcommittee (Dan Canan)
 - i. Thanked the election committee for running the AC Election process.
 - b. Buildings (Sue Dickhans)
 - i. Chateau walkthrough has been completed. There has been discussion with Brad Bryant to have maintenance items completed for the chateau.
 - ii. Sunroom heater wiring has been repaired; new heaters are on order.
 - iii. Carpet squares in the common area have been replaced.
 - iv. Clock tower needs to be repaired; a large lift needs to be brought in to repair it, according to John D.
 - c. Communications (Lynne Flynn)
 - i. No report.
 - d. Documents (Judy Spears)
 - i. The election of new candidates has been completed. Judy S proposed that new candidates could be introduced in November – changing the guidelines to the next AC meeting following the election, rather than

introducing them in December. Brad DeReamer and Greg Keffer are the new AC members; they will begin their terms on January 1.

- ii. Advisory Committee Guidelines should be reviewed by current AC members for any alterations to the duties. Any suggested changes should be forwarded to Judy S.
- e. Finance (Larry Raasch)
- i. 2017 audit is being conducted currently. Kristi Herbst (Pulte) reported that the final report should be released soon.
 - ii. John and Lee have proposed a meeting date of a week from Friday. Lee stated that a budget has been proposed with a \$7 monthly HOA fee increase; this is one of two DRAFT budgets to be presented, but neither has been approved to date, according to Lee C.
 - iii. 2018 financial statements show that we owe Pulte over \$100,000 on the loan for which no payments have begun.
 - iv. Proposed budgets show line item for an attorney.
 - v. Early December should allow for new information with respect to the budget.
- f. Grounds (Nick Kirincich)
- i. Estimates for bocce ball courts have been received to repair and improve courts. John D stated that they need to be reviewed and discussed.
 - ii. Matching grant application for improvement of the water falls landscaping is to be made. Monies for matching grant would probably maximize at \$5,000. This would likely be inadequate for the full amount to landscape the falls.
 - iii. Street lights regarding same color lights has been considered. Nick K made the suggestion that as lights burn out, the standard yellow color should be used for replacement. LED lighting had been installed in some street lighting; Lee C reported that residents complained that they were too bright. Nick stated that Kevin Stotz of Fishers implied that all lights should be of the same color.
 - iv. House number lights have been replaced; 114 residents asked for their lights to be replaced.
 - v. Ponds have flowing water into them. Pond O is being repaired. A generator is being utilized to pump water into the pond currently.
 - vi. A service has been asked for by a resident to replace batteries for smoke detectors in homes. The Grounds subcommittee has declined to provide this service due to liability concerns.
 - vii. Landscaping around tennis courts is yet to be completed.
 - viii. Trees are missing from the community (approximately 200). Dave C stated that Roudabush Landscaping has been contacted for an estimate for 15 trees of each species. Kendrick H is to follow up on this topic.
 - ix. Conservation Preservation areas could be monitored by a committee of homeowners to check that city ordinances are being followed.
- g. Government Relations (Dan Canan)
- i. Geist Park Waterfront Open House is coming up.
 - ii. Military Service families or individuals have the opportunity to be helped by the city of Fishers. Military families may contact a city councilman to enlist this help.

- iii. \$9 million bond was approved for a new fire station by the city of Fishers.
 - h. Issue Monitoring (Scott Mertz)
 - i. Scott asked for five items to take off list as being repaired:
 - a) Waterfalls has been completed
 - b) Sidewalk in front of villa with hole of plastic can
 - c) ADA ramps
 - d) Soggy grounds behind water falls
 - e) Kick plates at bottom of Chateau ball room doors
 - f) Irrigation areas to be reseeded by Hittle – John D to follow up
 - g) Scott indicated that Brad B told him that work orders need to be completed for each irrigation issue causing wet areas. Nick K stated that some soggy areas may not be due to irrigation, but possibly a high water table.
 - h) Area between Brookmere and walking path is often flooded (on path near tennis courts).
 - i) Some sidewalk issues remain; these are hazards. John D stated that \$11,000 in sidewalk repairs have been completed this year. Prioritization is needed to complete repairs. John is to follow up.
 - j) Pond B muck analysis (safety issue for shelf) would indicate if vegetation has accumulated to the level that renders it unsafe.
 - i. Transition & Reserve Study (Dan Canan)
 - i. No report.
 - j. Resident Questions for Subcommittee Chairs
 - i. Cindy Hebda, homeowner, asked about the possibility of AC meetings in the evening for those who work during the day. Also, asked if exercise classes in the evenings could be held, but those have not been supported with adequate attendance, according to Cathy P.
 - ii. A bid has been received for leaf removal from resident lawns. John D is to follow up with details.
 - iii. Water falls has been cited by residents as being very attractive; Kendric H was the lead person for the falls.
 - iv. Cutting of ornamental grasses is completed in the fall and spring depending on the type of grass.
 - v. Lee C reported that landscaping costs continue to increase, which is a factor toward increasing HOA fees.
 - vi. Lighting on Loire Valley Drive is lacking and presents a safety issue. Also, homeowner believes that herbicide application is not being applied correctly by Hittle and damage to some plants is occurring.
 - vii. Homeowner asked about renting of the villa. Cathy stated that a meeting Tues., Nov 27, will be held to discuss facts regarding rental; a report to AC will be forthcoming. The AC will have approval for final decision on rental and use of the villa.
 - viii. A resident asked about the possibility of buying an oven for the villa. The oven purchase was eliminated due to the intention of the kitchen being a catering kitchen.
 - ix. Homeowner asked about the possibility of holding a campaign meet and greet at Britton Falls. Cathy explained the general rules on campaign meetings.
- V. CMS Reports
- a. Property Manager (John Doehrman)

- i. Republic Services has included BF in their route of leaf pickups. A maximum of 10 bags of leaves is allowed; Dec 6 will be the final pickup – same day as trash pickup.
- ii. Lights on the berms is limited to 30 days before and after the holiday for holiday lighting, same as lighting in the yards.
- iii. Lighting of the light posts only this year along the main entrance as opposed to lighting the large trees only one third of the way up.

b. Lifestyle Director (Cathy Paschen)

- i. A meeting on 27 November will discuss the renting of the villa process.

c. Maintenance (Brad Bryant)

- i. No report.

d. CMS Vice President (Lee Clouse)

- i. No report.

e. Resident Questions for CMS

- i. None.

VI. Pulte (Dave Compton)

- a. Transition Committee has been looking at transition documents.
- b. Increased labor costs are a major factor in the new budget.

VII. Unfinished Business

VIII. New Business

IX. Adjourned @ 4:27