

Britton Falls Advisory Committee Meeting October 2018

AC Attendees:

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

AC Absent:

Judy Spears

CMS Present:

John Doehrman
Brad Bryant
Cathy Paschen

Pulte Present:

No

- I. Call to Order – Lynn Flynn called the meeting to order @3:00
- II. Approval of the Minutes September 18, 2018 regular meeting. Motion to approve by Larry Raasch; seconded; Motion carries; voting yes: Lynne Flynn, Larry Raasch, Sue Dickhans, Nick Kirincich, Scott Mertz.
- III. Comments: None
- IV. Subcommittee and Ad Hoc Committee Reports
 - a) Election Subcommittee (Sondra Cremer) – there are 4 candidates running for 2 open positions. Brad DeReamer, Greg Keffer, Georgie Flynn and Ron Kline. There will be a meet the candidates at eh Villa on October 22, at 7:00.
 - b) Building (Sue Dickhans):

Building Committee met on October 10 to finish the review of the Chateau. Final Spreadsheet was sent to Brad and John. A meeting will be scheduled with Brad to

Review the to do's.

The kick plates for the exit doors have been installed along with the border in the Ballroom. There will be a threshold placed where the border and the wood floor meet.
 - c) Communication (Lynne Flynn) – No Report
 - d) Documents (Judy Spears) – No Report
 - e) Finance (Larry Raasch):

Status of audit-still getting questions and request for more documents, almost done. Finance team requested to speak with the auditors and were not able to.
2018 Financial Statements - \$400,000 building is on the balance sheets. Lee Clouse and Pulte are working on this.

Paying off the Villa: \$105,000 has been collected and should be applied against the loan. There is \$99,000 cash and \$526,000 in the money market. Question was asked if we are paying interest on the loan. We will only pay interest on \$250,000.

Allocated Reserve- There is \$485,000 as of August 31, 2018. Larry said that nothing has been applied since 2016.

Reserve Expenditures – Larry is asking John Doehrman for a list of projected 2019 spends out of the reserve.

2019 Budget- John Doehrman is working on the 2019 Budget. He is plugging in the projected costs for the vendors we currently do business with (Hittle, Ponds, Building cleaning etc). New for 2019 will be money allocated for such things as over seeding etc. These are items that have not had a budget before. Lee does payroll, benefits, income taxes. Lee will meet with the Finance team on the 2019 budget.

Statements for 2017, 2018- the statements have errors and have not been corrected.

Dave Compton knows there is a concern. Lynn asked if there could be a meeting with Pulte and the Advisory Committee.

f) Grounds (Nick Kirincich):

Street Number lights-currently in the process of installing the burnt out lights. Goal is to complete by the end of this week. John is to let the community know when complete.

Landscaping – Lynn and Nick are getting 2-5 resident request to change the leaf pickup schedule. Brad said there is a target completion by Thanksgiving.

Ponds- fountains are out, waiting on work to begin on Pond O, looking for a cheaper and easier to install option. It will require draining the pond totally. Several ponds have a problem with algae.

Tennis Courts – A week ago there was a grand opening; the courts can now be used. Wind screen will be installed next spring. Dirt clean up and the discussion on what to do with the north side still has to be done.

Trees-survey has been completed and sent to CMS, Pulte and the city of Fishers.

Landscaping and woods-Denassa (?) went over the guidelines for the tree lined property lines. Permission was given to remove some trees and shrubs.

Sidewalk Survey-forwarded to John.

Waterfall issue-TBD?

Smoke Detector batteries- Jerry Pelot has volunteered to help with those that need smoke detector batteries replaced. Recommendation was to contact the Care Group.

- g) Government Relations:
No city council meeting this week per Brad DeReamer.
- h) Issue Monitoring Scott Mertz):
 - Bocce Ball courts**-courts need repair, new carpet, last replaced 5 years ago (should come out of the Reserve Fund), sun shades to be painted (should come out of the operating fund). Normal maintenance includes painting and power washing of the awning.
 - No Parking Sign** – Lambrusco pole is still there, Pulte needs to remove it.
 - Outdoor pool crack**- this is on the Building Committee report to Brad. This will be taken care of.
 - Security Gate to outdoor pool**-needs to be modified to avoid opening from the outside.
- i) **Transition and Reserve Study** – No report

V. CMS Reports

- a) Property Manager (John Doehrman)
 - Speed Limit Signs**-By the end of October the speed limit signs must meet Fishers/state requirements. John is recommending speed limit signs (white with black lettering) at each entrance with a blade header that says “Neighborhood”. This will cost the HOA \$400. There are an additional 61 speed limit signs that need to be removed for a cost of \$40 each or new signs that are legal for a cost of \$65 each. The signs do not meet the Fishers/state code and must be removed.
 - Street Name Signs** – must be converted to white signs with black or green lettering by 2019/2020.
 - Stop Signs** – can remain but need to be checked for height according to Brad DeReamer.
- b) Lifestyle Director(Cathy Paschen)
 - Club/group request**-Request was sent to club/group leaders for 2019 reservations for the chateau/villa.
 - Britton Falls Magazine**- the residents received At The Falls magazine this month and is not a Pulte sponsored magazine. It has inaccurate information and none of the Marketplace sponsors are in it. Cathy is to ask Pulte if they can make a statement regarding sharing information from the portal.
- c) Maintenance (Brad Bryant)
 - No Update.
- d) Resident Questions/Comments
 - Mosel Court No Outlet Sign**-The sign has stopped the turnaround traffic.
 - Street Sign Lights** –the bulbs are 12 Volt 4W and can be purchased at Ace Hardware.
 - A resident asked if there is an LED version.

Bank account for landscape fund-Cathy, Kristi and Dave Compton are working on this. The new law which Key Bank indicates requires a BOD member to be a signature on the account.

Brookmere Speeding issues-could we get a speed limit monitoring sign for 30 days? The Chief of police will be at the Chateau Oct 30 at 3:00. It was requested to bring it up to them then.

Malbec Court – broken sidewalk to be completed this week according to Brad. There is no dirt on either side.

Wood post-the weed trimmers are damaging the wood. Would it be possible to get caps (plastic or copper) around the bottom to protect them? Also would it be possible to stain them. Brad Bryant said he would buy the stain.

- VI. Pulte (Dave Compton)
- VII. Unfinished Business
- VIII. New Business
- IX. Adjourned at 4:15