

AC Attendees:

Judy Spears
Larry Amick
Lynne Flynn
Jim Miles
Dan Canan
Larry Raasch
Mike Moore

Absent:

CMS Present:

John Doehrman
Cathy Paschen
Brad Bryant
Lee Clouse

- I. Call to Order – Jim Miles called the meeting to order
- II. Motion to adopt agenda by Larry Amick. Seconded; 7 votes yes.
- III. Approval of the Minutes of August 15, 2017 regular meeting. Motion to approve by Mike Moore. Seconded; 7 votes yes.
- IV. Comments
 - a. AC Chair
 - i. Jim M spoke regarding the tracking system concerning improving the AC topics and progress on such topics. Adjustments should be forthcoming soon.
 - ii. The possibility of a transition committee to help prepare for the transition to a homeowner concept was outlined. The composition may include a committee of homeowners to communicate with the AC; to be very interactive with the AC so that there is transparency between the two bodies. A means of selection would have to be established. Mike M reminded the audience that there is already a Transition Plan listed under “HOA Documents” that was written by a previous Transition Committee; this plan is an unofficial planning document.
 - b. Property Manager – John Doehrman
 - i. Report was sent to community.
 - ii. Over seeding will occur in common areas.
 - iii. Fountains will be in ponds until end of October.
 - iv. John D is looking into details of ADA requirements regarding service animals in public buildings. John stated the details should be known within one month. Document regarding service animals in public buildings, from the U.S. Department of Justice was distributed.
(document attached)

- v. Brad B reported that the security system is an ongoing issue with the villa.
- c. Lifestyle Director – Cathy Paschen.
- i. Swim pool hours regarding grandchildren will change as of October 1: Mon and Thursdays 4-6, based upon a survey of homeowners.
 - ii. Cart has arrived for villa kitchen.
- d. CMS Vice President – Lee Clouse
- i. Lee will be away for the October meeting.
- e. Comments from the Community for CMS
- i. Jim Siler asked about individual needs for yards, such as low spots. These needs should be send to Brad B.
 - ii. Judy S asked about the fountain near the tennis courts. Brad B reported that it should be wrapped up soon.
 - iii. Larry A asked about the status of tennis court repair. Brad stated that they are receiving bids currently; bids will then be forwarded to Pulte.
 - iv. Larry R asked about the high noise levels in villa. Panels are being considered according to Brad.
 - v. ADA ramps have been replaced at the villa. Fishers is taking care of the other ramps in the community.
 - vi. Lee C reported that a new maintenance employee is still being considered.
 - vii. Larry Shores, homeowner, emailed Jim M pertaining to leaders of exercise groups; he feels that the quality of these replacements is not of high quality. Liability insurance is a concern due to high costs for the HOA. Cathy reported, when asked about letting residents know about subs in advance, that local fitness centers do not announce subs in advance.
 - viii. Mr. Shores stated concerns about adequate space in the pool areas for exercise classes. Cathy P reported that she is considering additional times for classes.
 - ix. Jim Torcewski, homeowner, expressed concerns about the appearance of Pond O. Brad B stated that the Pond O liner has been pinned down; water lowered, and is complete. Now waiting for level to rise again to cover liner around edges.
 - x. John Eibs expressed slip hazards on the walking trails. Brad stated that mud is cleared as reported. Lee C stated that hazards should be reported to Brad B.
 - xi. Nick Kircinich asked about the fallen path at “the Y” behind the chateau.
 - xii. Ray Lawson asked about the possibility of a trail from new housing areas north of the chateau to the chateau. Brad B reported that there is no plan to add a trail. Brad DeReamer, city councilman, reported that Pulte and Fishers are negotiating a path for emergency vehicles.
 - xiii. Larry A stated that Jim Matusik, homeowner, has issues with Pond L, nearest 126th St. (handout provided). Jim M stated that a pond study will be done in 2018 to identify areas for improvement.
 - xiv. Any pond that is filling with trash should be reported on Calibur Web.

- xv. Alisa Shanahan filed an email that expresses concern of tripping hazards on sidewalks. Repair of sidewalks is the under the responsibility of Fishers in the common areas and the homeowners are responsible in front of their homes. Brad DeReamer stated that Fishers has budgeted for a deviation of ½” or greater. A direct link to Fishers website could be placed on the BF site for homeowners to report sidewalk hazards. Discussion ensued regarding the possibility of homeowners banding together to get the best price for sidewalk repair from a single contractor.

V. Subcommittee and Ad Hoc Committee Reports

a. Building – Lynne Flynn

- i. A monthly Building Committee meeting will be held with Brad B.
 - i. Weatherstripping on doors
 - ii. Soap dispensers in showers
 - iii. Faucet in women’s restroom
 - iv. Fountains

b. Finance – Larry Raasch.

- i. 2016 financials have been an ongoing issue. Hopefully, a financial statement will be completed by the October AC meeting.

c. Reserve Study – Jim Miles

- i. Engineering report and tennis courts remain on the docket for Reserve Study.

d. Communications – Mike Moore :

- i. Upcoming meeting; Wine Press will be forthcoming soon. The Welcome Coffee meetings include handouts of Advisory Committee.

e. Grounds – Larry Amick

- i. Appreciated excellent attendance at Grounds Subcommittee meetings. A landscaping survey is in the works to determine what is missing from landscaping plans according to master plans for community.
- ii. Erosion issues, lights, fountains, bubblers, algae, are among questions that remain before transition.
- iii. Hittle trailer still sits much of the time on Del Webb near Merryvale. John D stated that he will talk to Tim at Hittle about possibly moving it.
- iv. Larry A welcomes input from homeowners regarding the needs to be completed in the realm of landscaping.

f. Documents – Judy Spears

- i. No report

g. Government Relations – Dan Canan

- i. No report.

h. Legal – Jim Miles:

- i. No report.

- i. Election – Mike Moore - **Report Attached**
 - i. Jerry Brewton, homeowner, spoke to the audience concerning the importance of quality people expressing interest in running for the three upcoming positions on the AC; vote will be in November.
 - ii. Nominations close on 15 October for nominations. 23 October will be Meet the Candidates Night.

VI. Unfinished Business

- a. According to Larry A, two years ago the AC requested Pulte HOA meeting Minutes. According to Lee C, those were compiled by him and sent to Jim Miles.
- b. The HOA of Pulte has not included AC non-voting members to sit on the Pulte HOA in order to better prepare for transition; the AC was originally promised this October, 2015. Lee C stated that Pulte is likely not opposed to this idea, it simply has not been acted upon.
- c. Dave Compton has reported to Jim M that he is awaiting details on covenants for BF and monies to be paid. It was stated that \$345 is received currently by BF on a first time closing at sale. One percent at resale of home is paid to Pulte until BF loan is repaid. An official announcement needs to be made so that realtors and FSBO sales are aware of this policy.

VII. New Business

VIII. Homeowner Concerns

IX. Adjourned @ 3:29

ATTACHMENTS

Election Subcommittee Report
September 19, 2017

The Election Subcommittee held a very successful “Homeowners Social” on September 12 for homeowners interested in learning about the Advisory Committee, the role of AC members and the election process.

The subcommittee introduced a new format for the program, which included an introduction of the current AC Chair, Vice Chair, Finance Subcommittee Chair and other AC members present. The panel was then interviewed, using both a set of prepared questions and questions submitted by the audience.

The subcommittee encouraged all interested homeowners to submit their nomination form by the October 15 deadline. Homeowners are also encouraged to attend a “Meet the Candidates” session scheduled for October 23, at which time homeowners can meet and talk with candidates about their interest in serving on the AC.

Finally, the subcommittee reminded the audience that the election is scheduled from November 6 through November 10, with options to vote either on-line or by paper ballot, and that only one vote per household is permitted for each of the three available positions.

U.S. Department of Justice

Civil Rights Division

Disability Rights Section



Frequently Asked Questions about Service Animals and the ADA

Many people with disabilities use a service animal in order to fully participate in everyday life. Dogs can be trained to perform many important tasks to assist people with disabilities, such as providing stability for a person who has difficulty walking, picking up items for a person who uses a wheelchair, preventing a child with autism from wandering away, or alerting a person who has hearing loss when someone is approaching from behind.

The Department of Justice continues to receive many questions about how the Americans with Disabilities Act (ADA) applies to service animals. The ADA requires State and local government agencies, businesses, and non-profit organizations (covered entities) that provide goods or services to the public to make “reasonable modifications” in their policies, practices, or procedures when necessary to accommodate people with disabilities. The service animal rules fall under this general principle. Accordingly, entities that have a “no pets” policy generally must modify the policy to allow service animals into their facilities. This publication provides guidance on the ADA’s service animal provisions and should be read in conjunction with the publication [ADA Revised Requirements: Service Animals](#).

DEFINITION OF SERVICE ANIMAL

Q1: What is a service animal?

A: Under the ADA, a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person’s disability.

Q2: What does “do work or perform tasks” mean?

A: The dog must be trained to take a specific action when needed to assist the person with a disability. For example, a person with diabetes may have a dog that is trained to alert him when his blood sugar reaches high or low levels. A person with depression may have a dog that is trained to remind her to take her medication. Or, a person who has epilepsy may have a dog that is trained to detect the onset of a seizure and then help the person remain safe during the seizure.

Q3: Are emotional support, therapy, comfort, or companion animals considered service animals under the ADA?

A: No. These terms are used to describe animals that provide comfort just by being with a person. Because they have not been trained to perform a specific job or task, they do not qualify as service animals under the ADA. However, some State or local governments have laws that allow people to take emotional support animals into public places. You may check with your State and local government agencies to find out about these laws.

Q4: If someone's dog calms them when having an anxiety attack, does this qualify it as a service animal?

A: It depends. The ADA makes a distinction between psychiatric service animals and emotional support animals. If the dog has been trained to sense that an anxiety attack is about to happen and take a specific action to help avoid the attack or lessen its impact, that would qualify as a service animal. However, if the dog's mere presence provides comfort, that would not be considered a service animal under the ADA.

Q5: Does the ADA require service animals to be professionally trained?

A: No. People with disabilities have the right to train the dog themselves and are not required to use a professional service dog training program.

Q6: Are service-animals-in-training considered service animals under the ADA?

A: No. Under the ADA, the dog must already be trained before it can be taken into public places. However, some State or local laws cover animals that are still in training.

GENERAL RULES

Q7: What questions can a covered entity's employees ask to determine if a dog is a service animal?

A: In situations where it is not obvious that the dog is a service animal, staff may ask only two specific questions: (1) is the dog a service animal required because of a disability? and (2) what work or task has the dog been trained to perform? Staff are not allowed to request any documentation for the dog, require that the dog demonstrate its task, or inquire about the nature of the person's disability.

Q8: Do service animals have to wear a vest or patch or special harness identifying them as service animals?

A: No. The ADA does not require service animals to wear a vest, ID tag, or specific harness.

Q9: Who is responsible for the care and supervision of a service animal?

A: The handler is responsible for caring for and supervising the service animal, which includes toileting, feeding, and grooming and veterinary care. Covered entities are not obligated to supervise or otherwise care for a service animal.