

**AC Attendees:**

Dan Canan  
Judy Spears  
Lynne Flynn  
Nick Kirincich  
Scott Mertz

**AC Absent:**

Larry Raasch  
Sue Dickhans

**CMS Present:**

John Doehrman  
Lee Clouse  
Brad Bryant

**Pulte Present:**

- I. Call to Order – Dan Canan called the meeting to order @ 3:00
- II. Approval of the Minutes of August 21, 2018 regular meeting. Motion to approve by Judy Spears; seconded; Motion carries; voting yes: Judy Spears, Nick Kirincich, Scott Mertz, Dan Canan.
- III. Comments
  - a. AC Chair
    - i. Nick K reported that the horseshoe pits had to be moved due to the elevation change of the tennis courts. The relocation was made to the garden side of the villa as close to the tree line as possible.
    - ii. Larry Amick, homeowner, asked if the Grounds Committee was consulted on the move so that it is within the overall future usage plan of the area behind the villa. Dan C replied that this move was considered an emergency. Motion was made by Nick K to approve of the move; Dan C, Judy S, Nick K, Scott M voted in favor. Motion approved.
- IV. Subcommittee and Ad Hoc Committee Reports
  - a. Election Subcommittee (Sondra Cremer)
    - i. No report.
  - b. Building (Sue Dickhans)
    - i. No report.
  - c. Communications (Lynne Flynn)
    - i. No report.
  - d. Documents (Judy Spears)
    - i. No report.

- e. Finance (Larry Raasch) – No report
- f. Grounds (Nick Kirincich)
  - i. One hundred sixty house number lights were burned out. Replacement of the lights should be completed by the end of October. Ace Hardware is offering a discount price to us for the replacement lights. Faded house numbers are being pursued for possible replacement also.
  - ii. Ponds have much blue - green algae. Nitrogen, from fertilizer, running into the ponds causes algae to increase. The Grounds Committee plans to meet with Hittle soon to attempt to find ways to limit nitrogen from entering ponds for the next growing season.
  - iii. A tool has been developed to measure the depth of “muck”; an average depth of four inches, from three ponds, is above the safety ledge in those ponds.
  - iv. Conservation preservation areas are being considered with the city of Fishers.
  - v. Sidewalks are approximately half completed for repair.
  - vi. Landscaping of the chateau is ongoing. Donations of plants are appreciated if homeowners are replacing plants.
  - vii. Painting, coating, and curing of the tennis courts are ongoing now and should be completed within a week. Pond will be inspected by a consultant to determine if water is coming from pond that would impact tennis courts.
- g. Government Relations (Dan Canan)
  - i. Budget was submitted of \$180 million for the city of Fishers; tax increase of .04 will add five additional police officers, two of which will be school Resource Officers, and 3 firefighters. The new budget will also include Improvements to fire stations within the city.
  - ii. Nickel Plate District is being considered for improvement; citizen input is being sought.
- h. Issue Monitoring (Scott Mertz)
  - i. Discharge pipe on waterfalls is not operating correctly according to Nick K.
  - ii. Scott M clarified what the spreadsheet is: an accounting of the maintenance needs and the completion status of the various projects and task lists. Homeowners have the ability to view the spreadsheet on the portal.
  - iii. The No Parking signs which still exist, and carried over from construction, should be removed as many of these have been placed near fire hydrants and mailboxes.
  - iv. Brad B suggested a Pulte list of items and a CMS list of items to be completed.
  - v. Dan C stated that CMS should be made aware of items that are placed upon the monitoring spreadsheet.
  - vi. Lee C noted that CMS should help facilitate items that are Pulte items.
- i. Transition & Reserve Study (Dan Canan)
  - i. Dan C reported that the next meeting will be Friday, 20 September.
  - ii. The purpose of the meetings is to be sure that a governing structure and financial resources, and human resources are in place to help with the transition.
  - iii. An updated plan is being addressed by this committee to blend the original plan with the new plan.

- j. Resident Questions for Subcommittee Chairs
    - i. Arista and Burgandy residents are in need of a new contact person with Pulte to discuss their berm issues. Nick K suggested that Kendrick Haslett may be the new contact. Nick will forward any new information to Arista residents as it becomes available.
- V. CMS Reports
- a. Property Manager (John Doehrman)
    - i. The Property Manager report has been sent to homeowners within the past week.
    - ii. John D reported that inside the front entrance of the chateau will include a photo display of then and now photos of the falls.
    - iii. The full maintenance, which included concrete work, pump cleaning, and scrubbing should be done every 3 – 4 years. John D reported that a “mini cleaning” should be completed annually.
    - iv. Larry Robinette, resident, spoke to the necessity of a maintenance schedule for the community, but specifically for the falls. This would allow us to know what needs to be done to improve the life of the pumps.
    - v. ASAP has reported to John that they’ve scraped algae out of ponds and it returned within a week.
  - b. Lifestyle Director (Cathy Paschen)
    - i. No report.
  - c. Maintenance (Brad Bryant)
    - i. Streets will be resurfaced in areas 8,9, and 10 starting October 1.
    - ii. Carpets will be cleaned October 5.
  - d. CMS Vice President (Lee Clouse)
    - i. Shelly Perez will no longer be the liaison with Britton Falls.
  - e. Resident Questions for CMS
    - i. Larry Amick asked about the budget process to request money for an attorney for the AC in order to prepare for the transition. Lee C stated that the attorney cost would be proposed Pulte to include the attorney cost within the budget. This is ultimately up to Pulte.
    - ii. An independent study for needed funds for transition. Lee Clouse replied that a Reserve Study is being completed that will be inclusive of all components within BF; a new 20 year projection will be completed will be inclusive. The budget should be finished by the end of October.
    - iii. An Arista resident asked about the need for a committee to review and inspect the community for maintenance needs of common areas within BF. Judy S replied that several of the sub committees are involved in these tasks.

VI. Pulte (Dave Compton)

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VII. Unfinished Business

VIII. New Business

IX. Adjourned @ 4:28