

Meeting Minutes
Britton Ridge Homeowners' Association
Board of Directors
December 11, 2009

A special meeting of the Board of Directors was called and conducted at 7pm this date at the Old National Bank, 116th Street and Cumberland Road in Fishers. Present were Priscilla Mingle, Stephanie Ries, Tom Watson, Nick Ludlow, Karen Tangeman and Larry Olive of Cumberland Management. Absent was Alex Sigman. Meeting started at approx. 7 pm.

Priscilla Mingle called the meeting to order. Karen Tangeman then requested to preside over the meeting. Karen informed Priscilla that the Board had removed her from the office of President of the Board. Karen then presented the letter to Priscilla that the Board signed at the previous meeting informing her she had been removed as President of the Board effective immediately. Letter also reiterated that Priscilla was not being, nor could be removed, from the Board. Priscilla did not take the letter. Later in the meeting, Priscilla informed the Board that she had decided she was not going to be President anymore.

Treasurer Nick Ludlow then reported that the new bank account at Old National Bank had been opened and initial deposit made. The account is set up so that Larry Olive will pay bills utilizing the bank's on-line bill payment service. Nick will be able to monitor the account and utilize data for creating Budgeted vs. Actual Expenses/Income using the same service. The old account will be closed once all old checks have cleared, and we have checks for the new account.

Karen Tangeman reported on the status of the Town's Offer regarding right-of-way property/'cost to cure' of the Town's 126th Street Expansion Project. Karen informed Priscilla and Larry that she had informed the Town that the Acceptance of Offer was not authorized by the Board. Payment will continue to be on hold as the Board solicits and evaluates bids from trade contractors. Karen reported that Tom Watson had talked to Duke Energy and the Town to help determine the Scope of Work that such 'cost-to-cure' would entail, and that he was seeking electrical and masonry quotations. Tom did report that the Offer did not include concrete footing for the monumental sign. Karen gave a copy of The Scope of Work to Larry. Karen requested that all quotations received be sent to her so she could distribute copies to the Board. Nick volunteered to get another masonry quotation from family members in the masonry business.

The next meeting was set for January 7th at 7pm at Old National Bank.

Karen requested a motion be made for her to receive and assemble them for distribution and comment by the Board and to then to submit to the Town. Motion passed with four in favor and one abstention.

Nick then made motion to adjourn. Seconded by Stephanie. Motion passed.

These are the minutes for this meeting. Please address any corrections to the undersigned within 30 days of date stated below by email (t_watson@sbcglobal.net).

Tom Watson, Secretary
Board of Directors, Britton Ridge Homeowner's Association
December 16, 2009

Attachment: Scope of Work

C:\Documents and Settings\HP_Owner\My Documents\HOA\Meeting Minutes\Meetings 2009\HOA BOD minutes Dec 11 2009 r4.docx

Scope of Work

Britton Ridge Homeowners Association

126th Street Expansion Project

December 11, 2009

At South Entrance:

1. Replace existing masonry monumental sign.

Existing sign is in construction limits. Sign structure is approx. 20" thick and made of either two wythes of brick with concrete block between, or four wythes of brick. The sign panel itself is made of two cast stone panels with sandblasted letters/logo. Brick is standard modular, sanded red-orange brick blend with gray (nonpigmented) mortar and capped with stone. New sign would located farther north within the existing median. Note: existing cast stone sign panels may be difficult to remove, would have to be moved and stored for a year plus, and moved again.

*Town of Fishers demolishes sign and related construction.

*Our Excavation Contractor removes any remaining plant materials including roots. Excavate portion of median to 3'-0" below grade. Protect existing curbs and pavement from damage. Remove leftover spoils and plant materials offsite.

* Our Excavator or Masonry Contractor Pours concrete footing. 36" wide x length of sign plus 16" min. x 12" thick min (sides need not be formed).

*Lay (standard weight) block foundation to 4" to 10" below grade.

*Lay (standard weight) concrete block backup. Lay brick both sides to match existing design. Build in. Install stone cap.

* Brick to be approximate—but need not match—existing brick color, size and texture. Lay with Type N, natural color mortar.

*Use appropriate galvanized joint reinforcement, brick ties, and stone dowels.

*Provide and install new stone panels and copings (may be either limestone or cast stone) Letters/emblem may be engraved or sandblasted to match existing, with appropriate black lithochrome paint or equal. Backfill to grade.

*Clean brick and stone with Surekleen 600 or similar two weeks after completion.

*Removes all debris from site.

*Sign permit will not be required (per Town's engineer).

2. Provide new Electrical Service to replace existing: *Existing electric meter and panel is located in bushes on west side of entrance, and powers two flood lights and the irrigation systems. It is fed from a box at the street intersection north of the construction limits. Existing fixtures are obsolete (parts no longer made) Note: If existing fixtures are relocated, they have to be set in concrete. New fixtures are smaller and need not be set in concrete.*

*Our electrical contractor relocates or sets a new meter base.

*Duke Power provides and installs the meter and, and reattached power feed to it.

*Our electrical contractor provides new electrical panel (exterior exposure-4 circuit min.) and connects to meter. One 15-amp circuit for lights, two 15 amp circuits for irrigation contractor.

*Our electrical contractor to provide directional boring to median for sign lights.

*Our electrical contractor provides two new light fixtures to illuminate new monumental sign (one each side, controlled by photoelectric eye(s), and connects to electrical panel.

*Our irrigation contractor runs line(s) to electrical panel.

*Addition of a weatherproof duplex electrical outlet at sign-not part of 'cost to cure'

3. Street Lights: *Currently there are two streetlights: one on both sides of entrance. They are 'rented' from Duke Energy for a monthly flat rate (no meter). They are powered from lines that do not originate within construction limits.*

*Duke Energy will relocate both and charge costs to the 126th St. Project.

4. Replace existing irrigation system: *There are two irrigation systems: one on the west side, one on the east, each controlled separately. Water for both is from a meter on the east side. Electric for both is from the west side. Collectively, both systems water the sides of the entrance, the median, and a stretch up/down 126th Street. All of the sprinkler heads on 126th St, plus some in the median and entrance sides, will be lost. Water lines from the meter to both systems will be lost, and lines within each system will be lost. It would be best to assume nothing can be salvaged.*

*Indianapolis Water will relocate water meter if needed.

*Our irrigation contractor provides water lines from meter to both systems.

*Our irrigation contractor to provide directional boring for water lines and electrical line

*Our irrigation contractor provides required backflow preventer(s)

*Our irrigation contractor provides system control(s), rain gauge(s)

*Our irrigation contractor provides all water lines connecting meter, system units, backflow preventers, heads, etc.

*Our irrigation contractor connects both systems to electrical panel.

*Permits should not be required.

5. Landscape: *Many trees, firs, pine, large shrubs and large groups of bushes lie within the construction limits and will be removed by the Town. Additional plantings will be removed due to new location of monumental sign, relocated utilities, and/or because they obstruct view of oncoming traffic. Remaining plantings may look 'out-of-place'. We don't have a topographical map or survey to know what new grading will look like.*

*Town will plant new grass seed within construction limits.

*Develop new landscape plan once street work and utility work is substantially complete

*Regrade affected areas, top layer with topsoil.

*Plant new perennials, bushes, and trees.