

Meeting Minutes
Britton Ridge Homeowners' Association
Board of Directors
December 1, 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 Stephanie Ries, Tom Watson, Nick Ludlow, Alex Sigman and Karen Tangeman. Absent were Priscilla Mingle and Larry Olive of Cumberland Management. Meeting started at approximately 7 pm.

The Board signed a letter addressed to Priscilla Mingle informing her that, in accordance with the Bylaws, she had been removed as President of the Board of Directors effective immediately.

First order of business was our bank account. Our current bank account is with Fifth Third Bank. It is believed Priscilla Mingle and possibly Larry Olive are listed on the Account's signature card. Treasurer Nick Ludlow is not, and per the Bylaws, must be added. Writer made a motion, and Karen Tangeman seconded, to move our bank account to Old National. All were in favor. Nick will open a new account as soon as possible, and both Nick and Karen will work on mechanics of closing the old account.

Next item was our Post Office Box and control thereof. It is unknown who has keys to our PO Box. It was decided as all bills and invoices currently are addressed to the box, that we retain it but have the key and possibly lock core changed. Stephanie made of motion to have the keys/lock core changed. Alex Sigman seconded. All were in favor. Karen will contact the post office.

Next item was the Town of Fishers' Offer made regarding 'cost to cure' for the 126th Street Project. Tom Watson is writing a "Scope of Work" that lists what a 'cost to cure' would include. Alex informed the Board that there are actually two irrigation systems. A water line on the east side supplies both. Electrical service on the west side powers both. There are lines going up/down part of 126th Street. Tom will solicit estimates for the masonry monumental sign and related earthwork and concrete. Alex will solicit estimates for landscaping work, including grading and plantings. Sundown Gardens and Noll Landscape are two landscape companies nearby that may be interested. Karen will solicit estimates for irrigation work, including one from a member that owns an irrigation service. Tom will also solicit estimates for electrical work.

Use of Cumberland Management was discussed. It was revealed that, unlike previous management companies the HOA has used, there is no written contract with Cumberland Management. It was decided to stay with Cumberland Management for the meantime. Nick Ludlow will, per the nature of his job as Treasurer and according to the Bylaws, be balancing statements and monitoring cash flow.

Subsequent to the meeting: A Poll was taken on December 3, 2009 to purchase 3 wreaths for \$20.00 to hang on the entrance signs. The expense was approved by Stephanie Ries, Priscilla Mingle, Tom Watson and Karen Tangeman.

A motion was made to adjourn, and seconded. Meeting was adjourned.

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