

Meeting Minutes

Britton Ridge Homeowners' Association

March 18, 2008

The first meeting of the 2008 Board of Directors of the Britton Ridge Homeowners' Association ("The Board") was held March 18, 2008 at the Old National Bank in Fishers. Priscilla Mingle, Karen Tageman, Alexandria (Alex) Sigman, Tom Watson and Larry of Cumberland Management were in attendance.

First order of business, in keeping with the Association's Bylaws, was selection of officers. Priscilla Mingle will continue as President, Karen Tageman will be the "First Vice President", Alex Sigman will be "Second Vice President", and Tom Watson (this Writer) will be Secretary. Nick Ludlow (unable to be present) will continue as Treasurer. The office of "Second Vice President" was added by "Special Appointment" per the Bylaws.

Minutes from previous meetings from which to separate "Old Business" from "New Business" were not readily available, so a General Discussion regarding both continues.

Larry proceeded to discuss various issues brought to his attention by members in the past few months.

1. Regarding the new playset in the playground that was recently installed: a member has expressed concerns that the equipment installed does not meet Codes and Standards. After addressing this with the installing Vendor, the Vendor indicated that adjustments will be made per the applicable American Society of Testing and Materials (ASTM) Standard and CPC standard.
2. Regarding collection of Association Assessments (dues), Larry reported that the amount collected thus far is average for this time of year.
3. A member inquired as to when the Association would hold its annual Spring Garage Sale. Consensus is to hold the sale on the same day(s) as neighboring Associations. Larry will coordinate with neighboring Associations.
4. A member whose property abuts the retention pond had inquired as to what kind of fencing would be acceptable. Consensus is that black, vinyl-coated chainlink is the only type permitted by the Covenants. It was speculated that other forms proposed, such as ornamental iron, may be permissible, but this would be a mute point due to the high cost of such a fence.
5. Another member applied for permission to build a privacy fence on his property. He submitted a photocopy of the Contractor's freehand sketch showing dimensions of the fence and general description, and a rectangle presumed to be the house. The sketch did not show where the fence would be in relation to property lines, and setbacks, easements, and/or structures (if any); as is required by the Covenants. A completed Application form adopted by previous Board, and posted on the HOA's webpage, was not submitted, nor the information requested by it. Given the limited information provided by the Member, the Board could not approve it. Larry will communicate this to the Member. This writer also noted that the Town of Fishers may have regulations and ordinances regulating proposed fence as well.

The Board then held a general discussion of potential issues at hand.

1. Trees, irrigation and landscape were discussed. The general appearance of at least the South Entrance was discussed. It was noted a bush had been struck by a motor vehicle during the winter. One Director suggested that Perennials be planted lieu of annual flowering plants, which would be more attractive and not require semi annual plantings. Larry mentioned the Landscaping Contractor would be willing to do so. It was also noted that there had been discussion of 'splitting' existing perennials planted at the North Entrance would provide enough perennial plantings for the south entrance. Larry mentioned the Town is planning to widen 126th Street, and in so doing remove all or part of the landscaped median. Larry is to try to find more specific information from the Town about where the expanded pavement would be and what parts of the landscaping beds would be removed. Discussion regarding this would be tabled until then.
2. Karen made note of increased trash collection fees by the predominant disposal service in the Association. She suggested that the Board could collectively bargain with competing services for trash collection and collection of recyclables. Karen will look into this for the next meeting.
3. Storm water Utility Fees that will soon be assessed by the Town of Fishers was discussed. Larry reported his wife had consulted an attorney about this, who indicated that there was no action that could be taken to stop the "Storm Water Utilities." It is not know at this time how high the Utility Fees will be for the HOA's playground and other common properties. These costs have NOT been included in the Budget.
4. This writer mentioned street light poles that have been damaged. Two of the street lights that (what is now) Duke Power owns and maintains for a monthly flat fee have been damaged. This writer reported on, Larry reported both. Duke Power informed Larry that due to inclement weather within/adjacent to Duke Power's service area, they have a significant backlog of repair work.
5. It was decided to publish a newsletter once a date(s) for a HOA-wide Garage Sale was established. Other items to be included are:
 - a. Reminder to maintain yard lights
 - b. Reminder to maintain yards
 - c. Admonish pet owners to clean up after their pets
 - d. Admonish members to not exceed safe speeds
 - e. Information on erosion control work on the retention pond.
6. This writer noted he observed several portions of sidewalks that had failed at or near where water lines between the street mains and individual water meters are. Depressions exist where these water lines are. This is most likely due to improper backfill of the excavation for installation of these lines. Several sidewalks are showing various levels of stress and failure as a result.

7. Larry reported that the Contract for erosion control work on the retention pond has been executed and work scheduled to start in June. Enabling easier access to the Pond for the Contractor was discussed, so as to maximize available funds.
8. The next meeting has been scheduled for the evening of April 22nd at the same time. Larry would check with Nick about meeting at Old National Bank.
9. Meeting was adjourned.

Please address any corrections to the undersigned prior to the next meeting of the Board

Tom Watson, Secretary

Board of Directors, Britton Ridge Homeowner's Association