

Meeting Minutes

Britton Ridge Homeowners' Association

July 12, 2009

The third meeting of the 2009 Board of Directors of the Britton Ridge Homeowners' Association ("The Board") was held this date at the Old National Bank in Fishers. Priscilla Mingle, Karen Tangeman, Nick Ludlow, Stephanie Ries, Tom Watson and Larry Olive, representing Cumberland Management were in attendance. Meeting started at 7pm.

Larry reported that a realtor representing an unnamed Member had contacted him regarding another Member's **yard** on Herald Square (*subsequently later identified as actually on Sovereign*). This yard has been the object of several complaints from neighbors and others for several years. It was noted that the Member's yard care has improved considerably this year. Larry is to send another letter.

Yards of properties at the intersection of Glen Gary and Dellinger (weeds), and also at the southwest corner of the subdivision (entire lawn is dead) were also discussed.

Larry also reported a complaint from a member regarding **dog feces**. Apparently several dog owners are not cleaning up after their dogs while walking them. It was noted that the HOA's Covenants do not address animal waste, and therefore The Board does not have any specific enforcement power. However, the Town of Fishers and Hamilton County do have ordinances requiring dog owners to clean up after their dogs. (*Subsequent to the meeting, Writer researched applicable ordinances and discovered information he presented to Board was in error-probably obsolete. The ordinance states: "The owner of every animal shall be responsible for the removal of any feces deposited by his or her animal on public property, public walks, public parks, beaches, recreation areas or private property of others. Owners of service dogs may be exempted from this section." (Fishers Code of Ordinance, § 91.13 ANIMAL WASTE.) Elsewhere the fine is specified to be \$500, (not \$50 as Writer reported) with exceptions.*)

A complaint about **trash containers** was addressed. The last newsletter did address this concern, and effective enforcement was not practical.

A complaint about "**Kidde pools**" was discussed. The consensus is that since these pools are not permanent, that they don't fit the definition of swimming pools in regards to the Covenants.

While discussing these complaints, the Board decided that another **newsletter** addressing these issues be sent out soon. Stephanie will use these minutes as an outline for this newsletter. If possible, a date for a fall garage sale will be included.

Larry reported that one home in **foreclosure** on the south side has since been repaired and occupied by new Owners.

Larry reported on the upcoming **126th Street widening project**. This project will require the monumental sign and landscaping to be removed, and associated irrigation system and electrical service to be relocated. Larry is soliciting quotations for a new monumental sign structure (the actual stone sign panels can be salvaged); replacing removed landscaping with comparable materials, and relocation of said utilities. These quotations will be compiled and submitted to the project's agent (Mike Floring with RWS South) for analysis, and once approved the HOA will receive a check covering the lost sign and work. The Board anticipates seeking a better landscaping plan using these funds. Larry will send each Board member a copy of the handouts he attained at the public meeting regarding the project.

Retention pond remediation work this year will start with last year's work and extend both clockwise and counterclockwise. Any repairs to last year's work will also be done.

The issue of **Canadian Geese** population on the retention pond was discussed. Larry reported that a decoy alligator or owl is possible solutions. *(Writer's note: the geese problem worsened considerably within days after the meeting)*

The condition of **the Park** was discussed. Larry reported an herbicide had been recently applied to the sand volleyball court, and the use of a preemergent treatment for next season. Also, Karen noted the structure of the gazebo needed to be restrained and the roof reshingled. Karen made a motion that Larry secure three competitive quotations to have this work done (no formal second made, but consensus is for Larry to proceed)

The state of several members' **roofs** was discussed. Writer noted that, of the houses not re-roofed after a hailstorm several years ago, perhaps half are showing signs of damage. Many of these roofs have no missing shingles, but have black streaks running down from impacts with hailstones—hence why the streaks are almost all on roofs facing north. Priscilla noted that it is not the Board's mandate to tell Members to replace their roofs and that this is a maintenance matter. Nick suggested that, especially considering that the Developer provided defective roofing work to begin with (and thus potentially vulnerable), that Members be encouraged to have their roofs inspected for possible replacement under their Homeowner's Insurance Policy.

The general state of the **landscape** was discussed. The overgrown state of the area around the old sign at the northwest corner of the subdivision was noted. Karen then suggested that the Board commission a Landscape Architect to develop an overall plan, covering both entrances, the park, and the area around the sign on the northwest corner, be developed by a Landscape Architect, and such plan could be phased, much like the Pond Remediation work.

Karen also stated that the newsletter should mention that the HOA does pay **Stormwater Utility Fees** to Fishers.

Karen also encouraged having a HOA-wide **Neighborhood Party**. This party would be scheduled for next year.

The next meeting was set for August 18th at 7pm.

A motion was made to adjourn, and seconded. Priscilla **thanked all for participating** and their input. Meeting was adjourned at approximately 8:20.

These are the minutes for this meeting. Please address any corrections to the undersigned prior to the next meeting of the Board by email (t_watson@sbcglobal.net).

Tom Watson, Secretary

Board of Directors, Britton Ridge Homeowner's Association

July 29, 2009