

Meeting Minutes  
Britton Ridge Home Owners' Association  
Annual Meeting  
November 19, 2009.

The Annual Meeting of the Britton Ridge Home Owners' Association was held at 7pm on November 9, 2009 at the Fishers Train Station. Approximately 16 Members were in attendance.

Priscilla Mingle, President, called meeting to Order. An attendance sheet was circulated.

Board Members were introduced. They are: Priscilla Mingle, President; Nick Ludlow, Treasurer, Tom Watson, Secretary; Karen Tangeman, Vice President; and Stephanie Ries, Member and Architectural Review Coordinator.

The President then gave a short "State of the Community" message, in which she outlined ongoing and new expenses, and the reasoning for raising the Annual Assessment (dues) from \$150 to \$165 per year. She mentioned some work in the park, and setting aside a sum as a 'reserve'.

Treasurer Nick Ludlow reviewed the Budget/Expenditure, copies of which were handed out at the start of the meeting. This budget included the increase in the Annual Assessment. One Member did inquire as to what the "Landscape" item covered. The Board responded by explaining this is 'landscape maintenance' such as mowing, mulching and trimming.

Stephanie Ries reported that the Board had negotiated with Republic Waste Services to provide trash removal service, with optional recycling, for approximately \$36 plus fuel surcharges, currently approximately \$1, per quarter. It is up to each Member to call Republic to make the new rate go into effect and/or ask for a 'recycling' tote. Currently, Members had been paying between \$50 to \$65 per quarter. It was noted that whatever rate the Town may negotiate in the future will override what we negotiated.

Larry Olive reported that the Town of Fishers' 126<sup>th</sup> Street Expansion Project, we would be losing a small amount of property and the monumental sign and related utilities. He also announced we had received and accepted an offer from the Town to cover the property and improvements that would be lost (The 'cost to cure'). It was also reported that the Board as whole had just been made aware of this at the beginning of the meeting. Larry Olive apologized publicly for having for executing the acceptance without notifying or getting approval from the Board of Directors.

A variety of questions and comments were asked and addressed throughout the meeting. They are:

\*Can the money from the Expansion Project be invested?

Answer: Yes, it can.

\*On Teesdale Ct, there is a crescent shaped piece of property: can we replace the dead crabapple tree?

Answer: Larry will have this addressed.

\*Basketball Goals cannot be permanently installed on the Town right-of-way. ('Permanent' meaning set in concrete)

\*Inflatable Pools permitted?

Answer: Inflatable pools are not permanent structures so are not governed.

\*Can we do something about commercial trucks being parked on the street and/or driveway?

Answer: will look into. A member noted that Town Zoning would prohibit operating a business in a Residential zone.

\*Can we take more bids for landscaping?

Answer: Yes.

\*Debris from falling trees/limbs: a member reported that the Town will remove any debris that is on the right-of way, no matter how it got there.

One member publicly thanked the Board for their work. Priscilla thanked Larry Olive for his work.

Meeting was adjourned.

These are the meeting minutes for the Annual Meeting. Please address any comments or questions to the undersigned at [t\\_watson@sbcglobal.net](mailto:t_watson@sbcglobal.net) .

Tom Watson  
Secretary of Board of Directors  
Britton Ridge Home Owners Association  
December 7, 2009