

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
June 16, 2008

At Fishers Fire Station – 116th & Brook School Road

In Attendance:

Directors:

Bob Tollini, Admirals Bay (Board President)
Terry Fulk, Feather Cove II
Ken Yale (Board Treasurer)
Ed Paulus, Admirals Woods
Mike Harris, Beamreach
Jay Martin, Feather Cove I
Denise Griffin, Feather Cove III
Russ Desserich, Masthead I
Elise Montoya, Masthead II

Non-Board Members:

Barry Howard, Chairman, Developmental Control Committee
Jim Cleek, Neighborhood Patrol
Brent McFerran, Neighborhood Patrol
Jane Scully, Community Association Services of Indiana
Vicky Thompson, Feather Cove 3 owner & possible new board member
2 Masthead owners

Directors Absent:

Vacant Position, Diamond Pointe
Jonathan West, Admirals Sound (Board Secretary)
David Hennessy, Admirals Pointe
Tom Britt, Crossing South

Call to Order

President Tollini called the meeting to order at 7:05PM. Fulk motioned to amend the May 19, 2008 minutes to include the word *cancellation* to the 2nd paragraph of the Security Report on page 2. Change to read “Fulk suggested adding a clause to the contract that allows GHPOA to provide a *cancellation* notice to any assignee of the contract.” Martin 2nd the motion, all approved.

Open Session

Griffin introduced Thompson as a possible replacement for her position on the board as the Feather Cove 3 representative. Griffin has sold her home in Feather Cove 3. Board will decide to vote in or not at next board meeting.

Masthead 1 owner addressed the Board regarding a newly installed yield sign on their property. Homeowner's lot is next to a private drive, but doesn't feel the yield sign is necessary. Grounds Committee to visit the property to review the necessity of the sign. Masthead 1 owner also referred to a situation he has with a neighbor who has cut down some trees, and stacked them on the property line. Concerned about termites, snakes, tall grass around the logs and his coy fish pond which is near the stack of logs. Martin to visit the property.

Front Yard Patio in Masthead 2

Owner was to meet with neighbors to come up with a compromise, but has not been able to do so as of the meeting. Once he does he will report to Tollini what the resolve will be. Montoya wants to hear the opinion of the GHPOA legal counsel to determine if further action should be taken to enforce covenants. Other owners in Masthead 2 have consulted with an outside attorney regarding the situation.

Montoya brought up a new unapproved structure that was just installed on a house in Masthead 2. Structure violates DCC guidelines. Montoya is concerned about the trend. Desserich, Montoya, and Fulk stressed that GHPOA should try to strengthen the covenants again. Re-vote on covenant project tabled until next meeting.

Unapproved Fence in Feather Cove

Martin and other GHPOA directors met with owners and looked at the property and fence. Reason for fence was because of a pond and drainage pipe on the neighboring property that overflows onto their lot. Fence is down in a gully and that is why they made it higher than what the DCC allows. Fence has a finished look on both sides, and is not visible from the street. Howard of the DCC noted that the neighboring property was granted approval by the city to put the drainage in the easement between the two lots. The unapproved fence was submitted twice to DCC and denied two times. Further discussion on drafted letter to the owners of the fence is tabled until the next meeting.

Security Report

Tollini informed Neighborhood Patrol that the board agreed to the extension of their contract if the new terms the board discussed were added. McFerran of Neighborhood Patrol said that he did add the terms, and brought a copy of the new contract to the meeting. Scully, the association management company, to execute the new contract on behalf of GHPOA.

Cleek asked that before any board member sends out an email to a large number of owners regarding a security issue to please give Neighborhood Patrol the opportunity to investigate the situation. Recent emails have resulted in miscommunications.

Paulus mentioned recent vandalism of the new street signs. 4-5 signs have had the street name identifier pulled off the pole, and other stop signs have been spray painted. Neighbors are also asked not to tape signs onto the new street signs.

Response to Neighbors Regarding the Clubhouse in Admirals Bay

Tollini read draft response to the owners concerned about the rumor of the clubhouse being sold. Tollini motioned to send the letter, Harris 2nd, all approved. Scully to send letter to owner. West to work with Cripe on researching the restrictions applicable to the clubhouse lots.

By-laws Amendment Committee

Board to vote at next meeting on sending out another covenant amendment vote to all owners.

Developmental Control Committee

Howard reviewed the log, a play set is tabled because it is visible from the street, and a pool is tabled because the submission did not include plans for an automatic pool cover or a fence.

Treasurer's Report

Treasurer Yale noted that the association is \$21,000 to the good in expenses. \$33,000 was recently spent from reserves for the final phase of the sign project. Board has committed to spend approximately \$86,000 through the end of the year leaving an approximate \$55,000 cushion.

Ground Committee Report

Paulus reported that the sign at 106th & Geist Road is complete. Cameron Electric was the lowest bid for the lighting at 106th & Geist Road. Chairman of the grounds committee recommends Cameron Electric. Paulus made a motion to proceed with Cameron Electric, Harris 2nd, all approved. Grounds Committee will have a quote at the next meeting from the association's landscaping company to do the landscaping for the sign. All "No Solicitation" signs in Masthead 2 have been installed.

The sign project is 90% complete. Grounds committee did a final survey of the entire association and found that they need \$15,536.40 to make repairs to signs that have been vandalized and install signs that were missed. These signs to include some speed limit signs, private drive signs and children at play signs. Harris motioned to approve the final \$15,000, Desserich 2nd, all approved.

Board discussed the new yield signs that have been installed. Paulus noted the installation of those signs was so that the communities would be up to date with the

Manual of Uniform Code of Traffic Devices. Paulus to find out how Grounds Committee Chairman found out about the code.

Open or Closed System Board Meetings

Tabled until next board meeting.

Directory

Tabled until next meeting, Britt not present.

Countrywide

Desserich received a phone call from a homeowner reporting that Countrywide will not sell foreclosed properties if the potential buyer doesn't finance with Countrywide. Any homeowner with proof of this needs to contact the governmental agency that regulates Countrywide Bank.

Lawrence Township Fire Hydrant Policy

Tollini mentioned that there is a fire hydrant in Admirals Bay that has so much landscaping around it that the fire department was unable to locate the hydrant when a fire alarm went off recently. Per Lawrence Township Fire Department there must be a 3 foot clearance around all fire hydrants, and they must be easily detected by emergency personnel. Tollini to give management company the street address, and management company to send letter to owner concerning the hidden hydrant.

Next Board Meeting

July 21, 2008, Fishers Fire Station, 116th Street and Brook School Road, commences at 7:00 PM.

Tollini adjourned meeting at 9: 02 PM.