

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
August 18, 2008

At Fishers Fire Station – 116th & Brook School Road

In Attendance:

Directors:

Terry Fulk, Feather Cove II (Board Vice President)
Ken Yale (Board Treasurer)
Russ Desserich, Masthead I (Board Secretary)
Bob Tollini, Admirals Bay
David Hennessy, Admirals Pointe
Admirals Woods, Ed Paulus
Mike Harris, Beamreach
Tom Britt, Crossing South
Jay Martin, Feather Cove I
Vickyee Thompson, Feather Cove III
Elise Montoya, Masthead II

Non-Board Members:

Dr. John Moore, Grounds Committee
Jim Cleek, Neighborhood Patrol
Wendy Blake, Community Association Services of Indiana
Admirals Bay Owner
Admirals Sound Owner

Directors Absent:

Vacant Position, Diamond Pointe
Jonathan West, Admirals Sound (Board President)

Call to Order

Vice President Fulk called the meeting to order at 7:05PM.

Open Session

Schulhof addressed the board regarding property at the end of Nautical Watch. He presented some pictures of the property and elaborated on the condition of the property. Schulhof asked the association to fix up the property because the owner is not interested in anything additional. Tollini noted that the property is not a part of the Geist Harbors Property Owners Association and not bound by the association's covenants. Tollini has contacted the owner of the property twice in the last two months. The owner has agreed to put down some landscaping fabric, mulch, repair the fence, and paint the fence. The fence has been repaired and painted. Tollini to contact the owner if not done by the end of the week. Board agreed that the association should not maintain private property.

New Directors

Tollini motioned to add Vickyee Thompson as the new Feather Cove III director to replace Denise Griffin and fill her unexpired term. Britt 2nd the motion, motion approved unanimously.

Tollini introduced Sandra Bryant Willis, an Admirals Bay owner, to take his position as the Admirals Bay director. Willis briefly described her qualifications and interest in getting involved in the community.

Security Report

Cleek of Neighborhood Patrol gave brief statistics on the work of Neighborhood Patrol. Since 2001 they have had approximately 6,000 runs from the Marion County Dispatch and they have taken approximately 500 incident reports.

Cleek mentioned that there will be a meeting on August 27th with some area associations and IMPD. Meeting came about from a complaint from the Windhaven Association. Cleek is not fully aware of the agenda of the meeting, but will most likely attend. Cleek will send out more information to directors.

Admirals Sound paid for extra patrols due to their vandalism problem. Britt suggested that Neighborhood Patrol put together an annual crime watch meeting for GHPOA owners. Cleek mentioned that currently only Admirals Sound has a Crime Watch Program. Cleek to work with Britt to work on the meeting and bring details to the next board meeting.

Meeting Minutes

Fulk suggested changing the word “hedge” on page three of the draft of the July minutes to “contingency”. Sentence to read “....At year end the association should have \$88,000 which includes the \$50,000 contingency fund.....” Dr. Moore also noted that he was present at the July meeting which was not reflected in the draft July minutes. Fulk motioned to approve the minutes with the above mentioned changes. Harris 2nd, unanimously approved.

Community Inspections/Violation Log

Blake of CASI briefly discussed the monthly violation logs and how each director should read them. She noted that if any director has a concern they should report it to the management company so that they can address the situation. Harris noted that a neighbor cut down some branches along Fall Creek Road and Stormhaven. CASI will have the association’s landscaping company pick up the branches.

Treasurer's Report

Treasurer Yale noted that currently the association currently has \$490,000, and they are projected to end the year with \$61,000. Accounts receivable at the end of June was \$160,000, and at the end of July it was \$167,000. Yale noted that the association is overall on budget for the year.

Developmental Control Committee

Harris asked if there are guidelines in the covenants for house paint colors. Martin & Moore of the DCC replied that there is not a list of specific colors. Hennessy commented that the wording for the color of the house is very vague. Fulk commented that the real estate definition would not likely classify painting as an improvement.

Martin noted that the Army Core of Engineers does not monitor Geist Reservoir for docks, but they do regulate seawalls that are above the water line. Desserich added that the DNR told him that they do not regulate seawalls at Geist or Morse Reservoirs. Fulk remembered having to get approval from DNR four years ago when he added a seawall. The management company will contact DNR and get their requirements in writing. Moore noted that he had to contact the Army Corp of Engineers to add rip rap to his property. More information is needed regarding the specific requirements from DNR and the Army Core of Engineers, but GHPOA feels that the DCC should approve all requests so long as the requestor provides copies of all permits and approvals from DNR and/or Army Core of Engineers.

CASI, the management company, to gather information regarding restrictions for solar panels so that the Board may develop guidelines for the DCC to use when reviewing any future requests for solar panels. CASI to give the information to Hennessy.

Grounds Committee

Moore reported that there has been more vandalism to the street signs, 5 sign blades in Admirals Sound. A landscaping light at Admirals Pointe Drive and Blue Stone Circle was damaged beyond repair. The cost to repair the signs and light is \$1,300.

Moore noted a request by Admirals Pointe owners to add a 3-way stop sign at the intersection of Challenge Court and Admirals Pointe Drive. Moore has received an endorsement letter from Neighborhood Patrol and letters from the owners. These letters are scheduled to be submitted to Marion County DPW the week of August 18th. Hennessy opposes the stop sign and wants to know if Moore requested input from all of the Admirals Pointe owners. Moore did not survey the entire community. Fulk said these requests need to come to the board as a whole as opposed to one member. Tollini motioned to have CASI mail a letter composed by Hennessy and Moore to all Admirals Pointe owners with a voting ballot. The letter will consist of the pros, written by Moore, and the cons, written by Hennessy, of adding the stop sign. Montoya 2nd the motion, unanimously approved.

The Grounds Committee is still working on the permitting process for the street signs. Hamilton County has been submitted, and Marion County needs a statement that the signs meet code and that GHPOA will maintain the signs. The statement has been submitted and the permit should be final in three to four weeks.

Moore requested approval from Board to re-landscape around the transformer at 106th and Geist Road. Hennessy motioned to approve Moore to work with West on the cost for the landscaping. Fulk 2nd, unanimously approved.

Bids for cleaning of the limestone on the entry sign were \$8,700 and \$2,250. Hennessy motioned to approve the \$2,250 bid from Shackelford Masonry. Harris 2nd, unanimously approved.

Patio in Masthead II

Tollini noted that he previously had coffee with the owners and Britt. The owners agreed to talk to their neighbors who were upset about the front yard patio. In July Tollini followed up, and the owner noted that they had not met with their neighbors and now their number is disconnected. Montoya noted that the parties are a little less often and that the neighbors upset about the patio want everything from the patio removed. Fulk noted that the DCC does not regulate use of structures, and therefore the only argument the Board may try is an obnoxious use. Board does not feel that that would be a productive way to approach the issue. The possibility of seeking a petition from Masthead II residences concerning whether to take further legal action was discussed. Britt does not agree with taking any legal action against the owners, and the condition of the patio including landscaping and its appearance (i.e., the presence of grills and excess furniture) will continue to be monitored by CASI.

Directory

Britt passed out the directory, and noted that he will have the remainder of the shipment in soon. Once all of the directories come in they will be delivered door to door.

Board Meetings

Open board meetings to be discussed at the next meeting. Fulk requests a brief presentation from each Board member on why they feel the meetings should be open or closed. Currently Desserich, Yale, Tollini, Harris, Martin, Paulus, Thompson, and Fulk feel the meetings should be closed the way they are now. Hennessy and Britt feel they should be open, and if there is a need to discuss sensitive information they close the meeting and go into executive session.

Association Bank Accounts

Blake noted that the bank, CAB, where the association has their checking account failed and is now run by Mutual of Omaha. The association's account is covered by FDIC. Fulk noted that banks are not as stable as they were in the past, and the Board should think about other plans for the money the association holds in its savings account. Fulk suggested a brokerage account. Tollini suggested a money market. Yale suggested having numerous banks so that no one institution has more money deposited than what is covered by FDIC. Tollini motioned to add banking institutions so as to not exceed \$100,000 at any one bank. Fulk amended to have CASI look for banks that offer the best rates and lowest or no fees. Paulus 2nd the motion, approved unanimously.

By-laws Amendment Committee

Fulk summarized the four view points of the committee and asked if any directors had any questions. The committee will meet and give formal presentations on the options of the Board.

Next Board Meeting

September 15, 2008, Fishers Fire Station, 116th Street and Brook School Road, commences at 7:00 PM.

Fulk adjourned meeting at 9:45 PM.