

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.  
BOARD MEETING  
October 20, 2008

At Fishers Fire Station – 116<sup>th</sup> & Brook School Road

**In Attendance:**

Directors:

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

Non-Board Members:

Dr. John Moore, Grounds Committee  
Jim Cleek, Neighborhood Patrol  
Jane Scully, Community Association Services of Indiana  
Wendy Blake, Community Association Services of Indiana  
2 Clubhouse Committee members

Absent:

Vacant Position, Diamond Pointe  
Sandy Bryant Willis, Admirals Bay  
Vickyee Thompson, Feather Cove III

**Call to Order**

President West called the meeting to order at 7:02PM.

**Geist Clubhouse**

One resident from Diamond Pointe, Scott Walker attended to state that he will not be able to attend the meeting next month, but that he supports the clubhouse purchase. He also noted that he previously served on the Board and is encouraging Diamond Pointe to be represented on the GHPOA Board.

## **Security Report**

Cleek of Neighborhood Patrol circulated a copy of the security report. Cleek noted that they had received calls regarding political signs and clubhouse signs being stolen, but that there were no leads in the case. Hennessy asked about the details of the accidents on Admirals Pointe Drive. Cleek did not have any additional information at the meeting, but would report back to Hennessy.

Cleek noted that there is a Crime Watch meeting for Geist Harbours on November 19, 2008, at 7:00 PM. The meeting will be held at the Geist Clubhouse.

## **Open Meeting**

The Board of Directors discussed having the meeting open to the 2 Clubhouse Committee members who wished to sit in on the meeting. Discussion was about whether under the By-Laws the Board should vote to close the meeting. Fulk reminded the Board that our procedure has been to hold closed meetings in which neighbors RSVP to attend the meeting in open session. Fulk in accordance with the By-Laws motioned to close the meeting, Paulus 2<sup>nd</sup> the motion, 3 yes, 6 no, motion did not pass.

## **Geist Clubhouse**

West mentioned that the Clubhouse Committee is sending out a petition to send the decision of purchasing the clubhouse or not purchasing to a vote of the entire association. West mentioned that the Board should get the Association's legal counsel involved to help make sure the procedures that are followed are in line with the By-Laws of the association.

Britt gave an update of the Clubhouse Committee meetings he and Willis have attended. He noted that there are about 60-70 volunteers which held 3 informational meetings at the Geist Clubhouse. Britt estimates that there were a total of 250 attendees at the meetings. Jim Felli is spearheading the group keeping them focused and on task. Britt noted again that the group is circulating a petition for owners to sign in support of the clubhouse. If the Board decides not to purchase the clubhouse at the November Board meeting the petition will also serve as a request for a special meeting. The petition would need to be signed by 5% of the owners for a requirement of a special meeting. West noted that the meeting he attended seemed objective and the presenters well prepared. Britt noted that when the Board was first notified of the sale of the clubhouse there could not have been a large committee formed, a petition, or a request for feed back from the owners because of the confidentiality of the meeting with the owners of the Clubhouse.

Hennessy noted that there are several sub-committees one being a legal committee. Hennessy has asked the legal committee if they feel the association has the power in the documents to create a special assessment, and if it was the committee's position that they can force the association to purchase the clubhouse. Hennessy has not had a response from the committee at the time of the meeting, but will report the answers to the board.

Fulk motioned for legal counsel to be involved, Harris 2<sup>nd</sup> the motion, the motion was amended by Hennessy to limit the legal counsel to 6 hours of billable time, Fulk & Harris agreed to the amendment. All approved the motion.

## **Meeting Minutes**

Hennessy motioned to approve the September 15, 2008 Board meeting minutes. Desserich 2<sup>nd</sup> the motion, motion approved unanimously.

## **Developmental Control Committee**

Howard circulated the updated DCC log and noted that there was nothing out of the ordinary to report on the log. Howard noted that recently there have been many people cutting down trees without prior approval. Hennessy asked about the conditional approval of the play house in Admirals Pointe. Howard said that the owner agreed to put the structure on a permanent foundation and make the roof match the shingles of the house. West requested Howard to send a copy of the approval to Scully & Hennessy.

The Board then discussed the subjectivity or non-subjectivity of reviewing DCC requests. West noted that there should be an outlined process so that all board members can be aware of pending requests in their particular neighborhood, unless the request is very routine. West asked that Martin and Howard work on a process and bring a recommendation back to the Board.

The Board then discussed seawalls and whether they should allow or not allow steel seawalls. Desserich noted that DNR does not govern Geist Reservoir. Scully added that the governing bodies of the reservoir are the Army Corps of Engineers and the Department of Environmental Management. Hennessy found language that indicates each lot has a specific type of seawall they are allowed to install, however the record holder of this information is Shorewood Corporation that no longer exists. The DCC should receive copies of approvals from Army Corps of Engineers and the Department of Environmental Management.

## **Treasurer's Report**

Yale, association Treasurer, noted that as of September 30, 2008 the association had approximately \$347,000 in the bank. The association is slightly under budget in expenses primarily due to snow removal. Yale noted that he asked the management company to be sure all accounts are under the FDIC limit. West asked Yale and Scully to carefully study the accounts receivable write offs for yearend and distributed a letter from a neighbor expressing concerns about the increase in uncollectible dues.

West asked all board members to review the draft budget and they would talk about it at the next board meeting. West asked that Directors consider projects for 09 so the Board can decide whether to include it in the 2009 budget. With the sign projects complete, West noted we may be able to increase reserves next year, but the increased energy costs and the 96<sup>th</sup> Street and Fall Creek round-about project may require funds. The clubhouse issue will be treated as a separate matter depending on what transpires.

Fulk asked Scully to determine why checks received from owners in collections can't be automatically deposited.

### **Grounds Committee**

Dr. Moore, chairman of the grounds committee, shared that he feels the town will need to acquire land for the proposed 96<sup>th</sup> Street round-about. He noted that some of the trees in that area should be saved and relocated. He also noted that the association would lose the new sign at that intersection. Moore also noted that the sign was not placed in the right-of-way and that when the time is appropriate GHPOA should contract for the land to be appraised. The Board then discussed other possibilities and locations for the sign. Moore has been trying to contact the engineer on the project. Fulk agreed to assist on the project.

Moore then reported that four bids have been secured for the sidewalk repair project. The recommendation of the committee is to use Four Seasons Coatings. There was discussion about the price differences on the grounds report. The grounds report contained an error in the price given by Four Seasons Coatings. Britt noted that he doesn't feel the project should be rushed just so that it can be done this year. Desserich feels the problems have existed for a while and need to be corrected. Hennessy motioned to approve Four Seasons Coatings if the bid is under \$20,000 as Moore indicates it is. Fulk would 2<sup>nd</sup> the motion if amended to approve if it \$18,000 or less, including all permits. Hennessy agreed to the amendment. Motion carried 8-1.

### **Covenant Project**

Hennessy passed out a document for Board members to review that was developed by a previous Covenant Project Committee. Board to discuss at next Board meeting. West thanked Hennessy, Fulk and Montoya for their continued work on this difficult project.

### **Admirals Pointe Stop Sign**

Hennessy would like to add two questions to the stop sign letter. Would like to ask his members how they would vote on the clubhouse purchase and if they would be willing to participate in a group to petition the city to get their streets paved. The Board did not feel that these items should be added to the mailing, and that a separate mailing may be possible.

### **Next Board Meeting**

Next meeting will be November 17, 2008, Fishers Fire Station, 116<sup>th</sup> Street and Brook School Road, commences at 7:00 PM.

West adjourned meeting at 9:30 PM.