

FINAL Board Approved 7/20/09

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
June 15, 2009

Fall Creek Trustee's Office

In Attendance:

Directors:

David Hennessy, Admirals Pointe
Jonathan West, Admirals Sound (Board President)
Ed Paulus, Admirals Woods
Mike Harris, Beamreach
Tom Britt, Crossing South
Jay Martin, Feather Cove I
Terry Fulk, Feather Cove II (Board Vice President)
Vickyee Thompson, Feather Cove III

Non-Board Members:

Barry Howard, Developmental Control Committee
Dr. John Moore, Grounds Committee
Ken Yale, Board Treasurer
Jane Scully, Community Association Services of Indiana
Wendy Blake, Community Association Services of Indiana
Mike Johnson, Neighborhood Patrol

Absent:

Sandy Bryant Willis, Admirals Bay
William Longardner, Diamond Pointe
Russ Desserich, Masthead I (Board Secretary)
Elise Montoya, Masthead II

Call to Order

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

Covenant Study Project

West with Board input presented the options the committee (Chaired by Montoya with West and Thompson serving on) has determined as possible actions.

- Try the legal fee amendment again, but remove the language about neighbors suing each other
- Give up on any amendments.
- Obtain a bid to have an entire new set of documents to have lot owners vote on and have recorded.
- Amend covenants to only require Board approval for changes to be made.
- Amend covenants so that a majority of those who vote will be the deciding factor (subject to some voting minimum).
- Amend the covenants so that the architectural guidelines are updated and run with the land and are incorporated into the covenants

Britt noted that the process to change the covenants so that it is easier to pass amendments is needed before they work on individual items that they may be interested in changing. Hennessy noted that there is not currently an appeal process in place, and that the amendment to recover attorney's fees should be reciprocal.

The Board voted to authorize the committee to contact our legal counsel to get recommendations about what would be gained by modernizing the covenants, to get an estimate on the cost of an entire new set of covenants, and to answer some general questions. The committee is directed to report back to the Board for approval before taking final action.

Developmental Control Committee

Howard of the committee distributed the most up to date DCC log, and noted that he emailed a list to each Board member with the DCC requests since 1995.

An unapproved dock on Canoe Court was discussed. The DCC is going to send a letter to the owner of the dock to request that it be submitted for approval. If the dock blocks the entire cove access, the Board recommends that complaining homeowner to contact the water company, DNR and/or their personal attorney.

Those present discussed a draft process for applications submitted to the DCC for review. The draft guidelines discussed who applications should be submitted to, who maintains records, and the process of an appeal. Howard noted that he felt the Property Manager should not be involved in the DCC process. Britt and Fulk noted that they feel there would be a benefit to a streamlined and professional method to submitting applications for review. West requested that the DCC review the draft and report back to the Board with their ideas to finalize the policy so as to keep the Board and Property Manager informed of requests without needlessly delaying DCC processing times.

Directors and Property Manager were requested to inspect for 6' fences and check the list to verify if it was approved.

May Meeting Minutes

Britt motioned to approve the May meeting minutes. Martin 2nd the motion and all approved. West asked that the minutes be posted on GHPOA.com.

Report of Property Manager

Scully of the management company reported that two of the homeowners that the Board turned over to the attorney for violations have defaulted on their promised deadlines. Scully is going to have the attorney send a final demand letter to the owners. Scully also noted that the attorney has sent a letter to the home on Anchor Mark requesting action. Scully asked if the Board was ready to involve the attorney with the home on Nautical Watch. The Board agreed to have the attorney send a letter about the unfinished pool and weeds.

Scully noted that she was working with the attorney to determine the best way to have the collection accounts held by the former collection attorney turned over to the new collection attorney.

Security Report

Johnson of Neighborhood Patrol distributed the run log for the past month. He noted that they have had some vandalism reports and some theft from unlocked doors and open garages. Johnson noted that they have also had to run off some people from the Geist Clubhouse area. Trespassing on that vacated land is not permitted.

Martin requested a representative from Neighborhood Patrol be present at the Feather Cove I crime meeting. The meeting will be June 22nd at 7:00pm. Feather Cove I is going to develop a Crime Watch organization in response to recent theft problems. Some owners in Feather Cove I want to have the community gated. The Property Manager forwarded some observations to Martin about the requirements for managing/operating gates.

Harris noted he was very happy with the prompt response from Neighborhood Patrol to locate a drunk driver.

West noted that there is some graffiti on the street in Admirals Sound. Scully to follow up with the city regarding removal.

Hennessy noted that an owner is very concerned about people parking on both sides of the street during the fireworks. Johnson is not able to set up no parking areas, it must be permitted by the city first. He noted that NP will advise its officers about the possible parking concerns during the fireworks show.

Johnson also noted that their radios will be linked with the Fishers Police Department when they take over the parts of the association that are currently in Hamilton County.

Treasurer Report

Association treasurer Yale noted that as of May 31, 2009 the association had approximately \$585,000 in their banking accounts. The projected year end cash balance is approximately \$112,000. The association is operating to the good in expenses and in income, and is on budget year to date.

Grounds Committee

Dr. Moore of the grounds committee distributed the monthly grounds committee report. The spruce trees from 96th & Fall Creek Road have been relocated. Two "no outlet" signs will be added to Tenacious & Halyard. The Admirals Pointe fence project will start within two weeks.

The committee has been in contact with Windsong regarding the sign inserts on Oaklandon Road. GHPOA will pay 25% of the cost and Windsong pays 75% of the costs. Windsong will be sending a landscaping proposal to the committee to redo the landscaping in the last two street islands. Moore to work with Windsong regarding the plantings covering the Feather Cove 2 part of the entry signs.

West and Moore met with Thurman and Knapp with Hamilton County regarding the new round about at 96th and Fall Creek Road. The county is putting together a final offer to the association. The offer should include money for GHPOA to get the site ready for the sign. The Grounds Committee is going to secure a rough grade landscape (cost to cure) quote for this project to compare it to the offer from Hamilton County. Thurman is going to contact IPL to find out where the power will be located after the round about is in. The Grounds Committee is also providing the County an estimate for the new electrical and this will be worked into the County's offer.

Other Items

Harris noted that owners should not put tape or attach to the street signs because this damages the finish.

Directors should keep their garage sale signs for use next year. West thanked everyone for making the garage sale a success.

The Grounds Committee worked out an issue with the mailboxes. Purchase information to purchase the standard mailbox is available from The Sign Shop, formerly Pacesetter Marketing. This information is posted on www.ghpoa.com.

Martin was thanked for his organization of the Indy Clean Up Day.

Hennessy is interested in starting an email database for Admirals Pointe. Scully to put together a cost to produce the list.

West adjourned the meeting at 9:05PM.