

Final Board Approved
April 21, 2008

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
March 17, 2008

At Fishers Fire Station – 116th & Brook School Road

In Attendance:

Directors:

Bob Tollini, Admirals Bay (Board President)
Denise Griffin, Feather Cove III (Board Vice President)
Jonathan West, Admirals Sound (Corporate Secretary)
David Hennessy, Admirals Pointe
Ed Paulus, Admirals Woods
Thomas Britt, Crossing South
Jay Martin, Feather Cove I
Terry Fulk, Feather Cove II
Russ Desserich, Masthead I
Elise Montoya, Masthead II

Non-Board Members:

Jim Cleek, Neighborhood Patrol
Barry Howard, Chairman, Development Control Committee – Absent
Dr. John Moore, Chairman, Grounds Committee
Jane Scully, Community Association Services of Indiana
Kenneth Yale, Treasurer

Directors Absent:

Vacant Position, Diamond Pointe
Mike Harris, Beamreach

Call to Order

President Tollini called the meeting to order. The minutes of the February 18, 2008, Board meeting were unanimously approved, with corrections.

Open Session

Neighbors expressed concern about the Masthead residence that has the patio in the front yard. They noted that the patio near the street was cluttered and expressed concerns that the appearance will diminish property values.

An Admirals Bay neighbor asked when the speed monitoring device will be placed on the neighborhood streets. Officer Cleek confirmed that the stand would be purchased as requested by President Tollini. The neighbor also asked confirmation of whether the third letter had been sent out by the property manager concerning the violations that the neighbor brought to the attention of the Board at the February meeting. The property manager confirmed that the violation letters had been mailed. The neighbor also inquired about the status of the “children at play” specialty signs and the “no solicitation” signs. It was reported that the Grounds Committee will be acquiring these signs after further discussion with the Board concerning need and placement. The neighbor also requested copies of the December, January and February meeting minutes which will be supplied by the Corporate Secretary.

President Tollini then convened the Board in executive session.

Security Report

Officer Cleek indicated that the portable stand for the speed monitoring device at a cost of approximately \$500 will be purchased by Neighborhood Patrol (NP) at its expense. He also noted that NP does not intend to invoke the contract fuel surcharge at this time, but this will be monitored and may be re-visited.

Cleek commented that the Pentwater Court street, like all streets, is being routinely patrolled and NP is reporting potholes. NP is considering the offering of an identity theft seminar for the neighborhood. The patrol statistics were reviewed.

Legal Counsel’s Report

Tom Murray, GHPOA’s legal counsel, updated the Board on the status of the enforcement action concerning fence height violations. After discussion, the Board voted to have the attorney continue to take action on the matter.

President Tollini advised legal counsel that the covenant amendment to authorize the Board and homeowners, if successful in enforcing a covenant violation to recover attorney’s fees, failed by just a few votes of the homeowners. Counsel advised that the Board could consider limiting the covenant amendment to the recovery of attorney’s fees only by the Board of Directors. He also suggested that the Board evaluate a possible covenant amendment to make it easier to amend the covenants in the future.

Murray then left the meeting.

Officer Election

President Tollini announced his plan to resign as president in July. After discussion, the Board unanimously voted to reappoint the GHPOA officers—president (Bob Tollini), vice president (Denise Griffin), treasurer (Ken Yale) and corporate secretary (Jonathan West) for 2008.

Development Control Committee Report

With respect to the front yard patio matter, given the concerns of the neighbors concerning its appearance, the Board directed the property manager to contact the homeowners to see if they would be willing to correct this aesthetic violation.

Treasurer's Report

Treasurer Yale reported that the Board through February 2008 is \$58,000 under year-to-date budget, and this favorable variance is primarily due to snow removal. The process for collecting late dues and placing liens on homes was discussed. The property manager commented that the association is doing a good job collecting dues. President Tollini noted that the Board also has a procedure for the assessment of late fees.

Grounds Committee Report

Grounds Committee Chairman Moore commented that damaged street signs have been replaced. The dying spruce trees at the 96th and Fall Creek location will be replaced under warranty. The committee is identifying the location of the private drive and specialty signs and costs will be available at the next meeting. "No solicitation" signs will be provided for the neighborhoods at the discretion of each director. The Admirals Bay "children at play" sign is being ordered. The Board voted 8-2 in support of installing a masonry sign at the 106th and Sea Star intersection and sign permits have been obtained.

Letter to Residents

At the recommendation of President Tollini, a letter will be sent to all homeowners reminding them of the most common covenant violations, including trailers, poorly maintained mailboxes, trash, unsightly storage sheds, unsightly play equipment, and a reminder to have construction projects approved through the Development Control Committee.

Admirals Bay Beautification Day

President Tollini indicated that his neighborhood, Admirals Bay, is planning a spring clean-up day. He encouraged the other directors to hold events in their neighborhoods. While it is Board policy to have the property management company mow the yards of foreclosed properties, it was decided not to have the Board pay for mulch. The concern was that if the Board purchased mulch, neighbors would volunteer to go on foreclosed properties and do lawn work. While this is positive, the concern is that as volunteers they may get hurt on the property. When the property management company has a foreclosed home's lawn mowed, this is done through a professional company carrying insurance, thereby reducing the risk to the Board.

As we enter into the spring months, Director West encouraged each director to conduct with the property manager drive-by inspections of their neighborhoods.

Annual Directory

Director Tom Britt reported that the listings by neighborhood will be distributed to each director for proofing. Once complete, the directory will be mailed out this spring.

Corporate Minutes

It was requested that the secretary draft the minutes in a format that, once Board approved, could be published on the GHPOA website.

Next Board Meeting

April 21st, 2008, Fishers Fire Station, 116th and Brook School Road, commencing at 7:00 p.m.

President Tollini thanked everyone for attending tonight's meeting. Meeting adjourned.

Minutes Prepared By:



Jonathan R. West
GHPOA Corporate Secretary