

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
March 16, 2009

Fall Creek Trustee's Office

In Attendance:

Directors:

Jonathan West, Admirals Sound (Board President)
Sandy Bryant Willis, Admirals Bay
David Hennessy, Admirals Pointe
Ed Paulus, Admirals Woods
Mike Harris, Beamreach
Jay Martin, Feather Cove I
Tom Britt, Crossing South
Elise Montoya, Masthead II

Non-Board Members:

Ken Yale, Board Treasurer
Barry Howard, Developmental Control Committee
Dr. John Moore, Grounds Committee
Jane Scully, Community Association Services of Indiana
Wendy Blake, Community Association Services of Indiana
Jim Cleek, Neighborhood Patrol
1 Masthead I owner

Absent:

William Longardner, Diamond Pointe
Terry Fulk, Feather Cove II (Board Vice President)
Russ Desserich, Masthead I (Board Secretary)
Vickyee Thompson, Feather Cove III

Call to Order

President West called the meeting to order at 7:03PM.

Security Report

Cleek of Neighborhood Patrol distributed the run log for the past month. He noted that it had been relatively quiet month. Cleek mentioned that they would be hitting the "hot spots" for speeders hard in the next couple of months, and that they would be writing more tickets. During vacations he encouraged neighbors to contact NP for vacation checks.

Admirals Bay Items

West noted the board should look into working with the local municipalities to create a sidewalk from Admirals Bay to the Fall Creek Road Bridge. Britt mentioned meeting a McCordsville Trustee who thought they would be widening Carroll Road. Britt to talk to McCordsville representative to see if they could add the sidewalk when Carroll Road is widened. West noted that other options would be to work with Treasure Pointe Subdivision and/or Cardinal Woods Subdivision to connect the sidewalks.

Willis noted that she had driven through her neighborhood and noticed many items needed attention now that the weather is nice. She will be putting together a notice to Admirals Bay for a neighborhood clean up day. Britt mentioned she might be able to tie it in with the Indy Clean Up Day that happens on Saturday morning April 25th..

Developmental Control Committee

Howard of the committee distributed the most up to date DCC log, and noted that he would be emailing each director a list of DCC applications for their section from 1995 to present. West asked Howard and Martin to develop a procedure by which the applicable neighborhood director and property manager may be notified concerning pending DCC applications without unduly delaying the review/approval process. Howard noted that a new dock in Feather Cove 3 has submitted an approval application and it may exceed the 35 ft length standard. A photograph of the dock was circulated and it did not appear to impede other boats and its design conformed to the typical design standard of Geist docks. The matter was referred to the DCC for a determination.

Injunction Litigation

Scully of the management company reported that 4 of the 5 litigation injunctions filed on covenant violations have been resolved to the satisfaction of the Board of Directors. Scully introduced 2 additional violations that have come to a point where GHPOA should take further action. Montoya motioned to file injunction on the boat trailer violation, Britt 2nd the motion, all approved. Harris motioned to file an injunction on the house that needs repair, Willis 2nd the motion, all approved.

Annual Meeting & Special Meeting Minutes

Hennessy motioned to approve the Annual meeting and meeting minutes. Britt 2nd the motion and all approved.

Election of Officers

Hennessy nominated all current officers to remain in their positions, Montoya 2nd the motion, all approved. West is the President, Fulk is the Vice President, Desserich is the Secretary and Yale is the association Treasurer.

Snow Removal Policy

West noted that there was a lot learned from the large snow fall on January 29, 2009. West commented that the contractor misjudged the size of the storm and was slow to make a first pass of the side streets to try to make them at least passable. After the snow fall, West and Scully met with the association's snow removal contractor to discuss what should be done better in the event of large snow falls. West also noted that ice melt should probably be applied more frequently but given its high costs we need to be very prudent in the decision to use it. The board review proposed changes to the snow policy and added language to clarify the process and added some new locations for ice melt. Britt motion to approve the updated snow policy, Hennessy 2nd the motion, all approved. The revised snow policy will be posted on the GHPOA website.

Treasurer's Report

Yale, association Treasurer, summarized the financial position of the association as of the end of February 2009. The association has approximately \$700,000 in the bank. There are separate accounts so that each account does not exceed the FDIC limit. If the association ends the year 2009 on budget they will have approximately \$113,000 in the bank. Accounts receivable are currently \$284,000; of that \$165,000 is 2009 dues.

Collection Attorney

The committee to study new collection attorneys summarized their findings. The committee recommends using a separate collection attorney than the attorney used for covenant violations. The committee also felt that the association should not use an attorney that owns property in the association. Of the remaining 2 options, a majority of the committee recommends the association use the Tanner Law Firm over the one individual lawyer candidate to ensure adequate backup. The property management firm also noted that they have a positive track record with the Tanner firm for collections in other neighborhood associations. Britt motioned to use the Tanner Law Firm for the 2009 collection activities, Montoya 2nd the motion, motion approved 6 – 2.

GHPOA Wide Garage Sale

Board members present agreed to hold a community wide garage sale. Harris recommended the first weekend of June. Britt suggested the association allocate money for signage to promote the sale. Scully to get the signs and bring them to the May meeting for directors to put out in their neighborhoods. The GHPOA garage sale will be Friday, June 5th and Saturday, June 6th. The garage sale will be posted on the GHPOA.com and Britt noted that he will note the date in the newsletter.

Grounds Committee

Paulus faxed a list of potholes on Old Stone Drive to the Mayors Action Line. Anyone who sees a pot hole should report it to the appropriate county. Marion County Pot Hole Line is 317-327-4622, and the Hamilton County Pot Hole Line is 317-773-3770.

The Grounds Committee solicited bids to clean the inserts on the entry signs. The bid includes a 5 year warranty and re-lettering. Montoya motioned to accept the bid to clean 27 entry sign inserts, Paulus 2nd the motion, all approved.

The Grounds Committee made recommendations to the Board for a long term mailbox replacement plan and the community need and desire to make them uniform. The Grounds Committee received a bid from Pacesetter Marking for the black mailboxes with the sailboat. The matter was discussed and Board members were asked to come up with workable approaches to the mailbox replacement project. Although costs are a concern, all acknowledged that, like the long-term street sign program, if uniformity could be achieved the neighborhoods would all benefit.

The Grounds Committee received 2 bids for the repair of the metal fencing along Admirals Pointe Drive. Harris & Scully to solicit 2 other bids for the repairs of the fence.

The Grounds Committee, West, and Fulk have been in contact with Hamilton County regarding the round a bout the county is installing at 96th Street and Fall Creek Road. The County needs to take 0.221 of an acre from the association. The county hired appraisers gave the land a value of \$25,750.00. The Board expressed concerns with the county offer to the association to relocate the new Masthead sign. After discussion, Dr. Moore was asked to follow-up with the county on possible alternatives. The Board has 30 days to respond to the offer from the county. The Grounds Committee also recommended that the spruce trees in that area should be relocated in the spring before construction commences to other areas in the association. Hennessy motioned to allow the Grounds Committee to relocate the trees, Harris 2nd the motion, motion approved 6-2. West asked that Directors interested as to where the trees are to be relocated should work with the Grounds Committee.

West adjourned the meeting at 9:40PM.