

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.  
BOARD MEETING  
April 20, 2009

Fall Creek Trustee's Office

**In Attendance:**

Directors:

Jonathan West, Admirals Sound (Board President)  
Sandy Bryant Willis, Admirals Bay  
Ed Paulus, Admirals Woods  
Mike Harris, Beamreach  
Jay Martin, Feather Cove I  
Tom Britt, Crossing South  
Elise Montoya, Masthead II  
Vickyee Thompson, Feather Cove III  
Terry Fulk, Feather Cove II (Board Vice President)

Non-Board Members:

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  
2 Feather Cove I owners

Absent:

William Longardner, Diamond Pointe  
Russ Desserich, Masthead I (Board Secretary)  
David Hennessy, Admirals Pointe  
Ken Yale, Board Treasurer

**Call to Order**

President West called the meeting to order at 7:01PM.

**Community Wide Garage Sale**

A Feather Cove I owner provided some information to the Board regarding yard sale time table, safety tips, and history on what Feather Cove I has done to create a successful garage sale. The GHPOA community wide garage sale is June 5<sup>th</sup> and 6<sup>th</sup>. Newspaper ads will be run and each neighborhood will receive entry signage.

### **Developmental Control Committee**

Howard of the committee distributed the most up to date DCC log, and noted that he should have updated guidelines available for the Board to review at the May meeting. Howard reviewed the status of 6 DCC items/requests. Montoya noted that the Board should not sanction 6' fences for any reason other than immediately next to a pool or on a major roadway. Harris to visit neighbor requesting a 6' fence in his neighborhood. Howard noted that he received a comment about a mound and some trees on Sea Star Way. Scully noted that this area is on the owner's property and that GHPOA did trim up the trees and clean up some debris in the area. Montoya to inspect the area to see if anything else needed to be done by the association.

### **Security Report**

Cleek of Neighborhood Patrol distributed the run log for the past month. He noted that they had a good Spring Break which he attributed to increased patrol cars and increased traffic stops. IMPD has logged 101 traffic stops in the last month for the GHPOA area. Neighborhood Patrol has been finding open doors and encourages everyone to keep doors closed and locked even when at home.

### **Snow Removal**

An owner from Feather Cove I briefly spoke to the Board about his problems with the snow removal on his cul-de-sac. West noted that the Board and management company are working with the snow plow company to educate them on special areas of the neighborhoods. The Association does not plow driveways, but excess snow should not be piled up by driveways.

### **Committee Assignments**

West noted the Willis has volunteered to serve on the DCC and that Montoya has agreed to Chair the Covenant Study Committee.

### **March Meeting Minutes**

Martin motioned to approve the March meeting minutes, Britt 2<sup>nd</sup> 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 the Tanner Law Firm has started handling 2009 collection accounts. Scully reported that there were fewer past due accounts in 2009 than there were in 2008.

Scully recommended the Board upon advice of legal counsel; request a court order to impound a boat from the lot of a non-responsive owner. The owner has not responded to letters from the association or the association's attorney.

Scully also asked if any Board members would prefer to receive the monthly board packet via email rather than mail. West, Harris, Martin, Thompson, and Britt said they would like to receive the packet by email.

Willis questioned the policy on waiving late fees. The Board does not waive late fees to be fair and consistent to all owners and because the due date is specifically written in the By-laws of the association. Fulk suggested the collection company should also use a lis pendens to aid in collection efforts. Scully will check with association's collection attorney to see if it is possible to use the lis pendens.

### **Treasurer's Report**

Yale, association Treasurer, was not able to make it to the meeting. West noted that the association is on budget through the end of March. West also reported that Fulk and he met with GHPOA's independent auditors. They will be presenting the audit report to the Board in May. West reported that at year-end 2008, the GHPOA reserve was reduced by \$37,000 as compared to an increase of \$4,800 in 2007. The Board did not raise the dues in 2009 due to the fact that there were not any large scheduled projects.

### **Grounds Committee**

Dr. Moore of the grounds committee distributed the monthly grounds committee report. An Australian pine tree at the Crossing South entrance was removed. GT Services will move 15 trees from the 96<sup>th</sup> & Fall Creek Road intersection to new locations on Carroll Road to fill in empty spots. The Grounds Committee will be soliciting more bids to repair the Admirals Pointe fence. Scully distributed bids she obtained for the fence repair. Further discussion is tabled until the next meeting. The entry sign enhancement has been completed satisfactorily. Grounds committee to contact Windsong to have the sign that Feather Cove II shares with Windsong cleaned.

Moore and Paulus met with Cripe Engineering regarding the round-a-bout situation at 96<sup>th</sup> and Fall Creek Road. Cripe Engineering is not confident the Masthead sign can be moved, as suggested by Hamilton County, without damage to the sign and/or the foundation. Several members of the board agreed that they did not feel confident the sign could be moved safely. It was suggested that GHPOA should ask Hamilton County to provide an insurance policy covering damage or loss as a result of moving the sign. Moore pointed out that the sign face may have to be stored in an off site location while Hamilton County constructed the round-a-bout. Fulk spoke with an appraisal firm, Integra, about the cost of the type of appraisal that would be needed for this property. The appraisal would cost approximately \$3,000. Integra noted that the County would not even look at an appraisal from the association unless the situation was going to court. Integra would do an in depth analysis of appraisal from Hamilton County. Martin motioned to allow the committee up to \$1,000 to hire professionals as needed by the committee to help with the negotiations. Britt 2<sup>nd</sup> the motion and all approved. West also noted that Hamilton County should have the ground site ready and should help with any street signs that need to be moved.

### **No Hunting Sign on 96<sup>th</sup> Street Bridge**

Scully to check with Hamilton County on the possibility of posting a sign on the 96<sup>th</sup> Street Bridge to notify boaters that it is illegal to discharge fire arms in Marion County. Other possible locations for a sign would be at the boat ramps and boat gas stations.

**Director Discretionary Spending Policy**

Fulk recommended changing the proposed policy to include 2 director communications each calendar year. Fulk provided proposed language to West, and West will add to the proposed policy for the next meeting.

West adjourned the meeting at 9:30PM.