

GEIST HARBOURS PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING
May 18, 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
Tom Britt, Crossing South
Russ Desserich, Masthead I (Board Secretary)
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
Ken Yale, Board Treasurer
Jane Scully, Community Association Services of Indiana
Wendy Blake, Community Association Services of Indiana
Jim Cleek, Neighborhood Patrol
Dawn Becker, Comer Nowling & Associates P.C.

Absent:

William Longardner, Diamond Pointe
Jay Martin, Feather Cove I
David Hennessy, Admirals Pointe

Call to Order

President West called the meeting to order at 7:00PM.

2008 Audit Review and Treasurer's Report

Becker with Comer Nowling & Associates P.C. reviewed the annual independent audit process. She noted that they review accounts receivable, accounts payable, and any reserve funding. Yale noted that GHPOA does not set aside a special fund for reserve expenses, and that most reserve type expenditures are paid out of operating expenses. The reserves are just what the association has left over at the end of the year. Becker concurred that this was how GHPOA has been operating.

Yale gave the Treasure's report after Becker finished. He noted that at the end of April the cash in the banking accounts was approximately \$645,000. Projected end of the year balance, including the \$50,000 contingency fund, is approximately \$114,000. West commented that this is about where the Association finished the 2008 year. Year to date income is on budget and expenses are \$10,000 under budget.

April Meeting Minutes

Moore noted that he was present at the meeting with Cripe Engineering. Britt motioned to approve the April meeting minutes with Moore noted as in attendance at the Cripe Engineering meeting, Harris 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 the boat that the association was in the process of having the courts impound was removed by the owner so further action on that has stopped. Willis & Scully noted that there has been a house in Admirals Bay that has been sent numerous letters regarding painting of the exterior. The Board agreed that GHPOA should proceed with an injunction.

Geist Half Marathon & 5K

Britt noted that the event was very successful and distributed a brochure for the event. Britt noted that there were 750 volunteers from the communities that made the event possible and that they are predicting that they will be able to donate even more to the schools than they were able to give last year. West commented that road closures were well communicated and the sponsors did a good job cleaning up after the event. Britt presented West with a signed & framed copy of the route map drawn by a local cartoonist and bus driver for Hamilton Southeastern.

Security Report

Cleek of Neighborhood Patrol distributed the run log for the past month. They continue to receive many complaints about speeding. He noted that IMPD will continue to write tickets to those who are speeding and failing to stop at stop signs. He estimated that 50% of the tickets are going to those who live in the neighborhood and 50% of them are going to people who live outside of the neighborhood. The Association has received complaints about the level of IMPD ticketing, but West commented that GHPOA does not control where IMPD patrol. Many directors welcomed the greater police presence to address speeding and rolling stops.

Cleek noted that when the economy is bad, crime rates go up. Any suspicious activity needs to be reported and doors need to be locked at all times. Neighbors are encouraged to contact Neighborhood Patrol to do vacation checks.

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. Howard anticipates sending a draft of updated architectural guidelines to the Board within the next two weeks. There was discussion regarding a request for a 6' fence between two Beam Reach neighbors. The request has been denied by the DCC, and the DCC has suggested they use landscaping to create the desired barrier which will also provide a better sound barrier than a fence. The owners have requested 6' fence sections broken up with landscaping in between. Several Board members agreed that the Board should stick to the guidelines and 6' fences along property lines are not permitted unless in very limited circumstances (property is adjacent to high traffic roads or around pools and saunas). Fulk motioned for the Board to reject the request for 6' fence panels, Desserich 2nd the motion, all approved. West to draft a Board letter to the owner re-affirming the DCC decision.

Grounds Committee

Dr. Moore of the grounds committee distributed the monthly grounds committee report. The committee recommends contracting with Pacesetter Marketing for the removal of the Admirals fence metal sections for sandblasting and powder coating. Scully noted that 2 of the fencing companies indicated that in their professional opinion the fence did not need to be removed, but that it could be cleaned and painted in place. The Board discussed the project needs, and Britt noted that he felt they should do more research on the necessity to spend more money to remove the fence and sandblast if it is not needed. Fulk noted that he felt the rusting brackets could not be cleaned and painted in place effectively because there is rust on the back that they would not be able to get to. Paulus motioned to approve the bid from Pacesetter Marketing for an estimated \$19,950 plus tax, Montoya 2nd the motion, the motion carried 5-4. After further discussion, West asked whether any director desired to change their vote. None did, so the vote stands and the project will proceed.

Moore noted that GT Services will be moving the trees affected by the round-a-bout very soon. The committee is in the process of adding up all of the costs associated with the sign, and then will review the offer made by Hamilton County, since the county is unwilling to move the sign or be liable for any damages that occur during the moving process.

The grounds committee has contacted Windsong about sealing the shared entry signage for Feather Cove II. The committee is evaluating whether to install street signs at that entry location.

West encouraged each director to come up with ways to address the poor condition of mail boxes and to encourage the use of the DCC standard mailbox.

Garage Sale

The Board agreed to put up the garage sale signs by Thursday, June 4 and take them down on Saturday, June 6 after the sale ends. Newspaper ads will also be placed to announce the sale.

No Hunting Signs

Scully to follow up with the Marina to get a "no hunting" sign posted at the boat ramps. Scully indicated that the Marina was open to the idea, but she hasn't received final approval.

Director Discretionary Spending Policy

Fulk motioned to approve the proposed policy as distributed, Montoya 2nd the motion, all approved. The policy will be posted on the GHPOA website.

Covenant Update Project

West deferred Montoya's committee report until the next meeting due to time.

West adjourned the meeting at 9:15PM.