**PINE ISLAND RIDGE COMMUNITY ASSOCIATION**

**MONTHLY BOARD MEETING**

**DECEMBER 21, 2015**

**ATTENDEES:** Ivone Palus, Yolla Blair, Mike Pocius, Dave Kwiatkowski, Bob Smith, Elizabeth Sengupta, Juris Jauntirans, Ron Hahn, Rich Foreman, and Neal Kostelyk. Guests included homeowners Joshua Lawrence and Karen Danko; town official's Jeff Huet of the Public Works Department, Chief David Dowling of SPD, and Town Councilman Mike Troxell. Toni Joseski, Association President of the 4-plexes was also present.

* **TOWN VISITORS**

Chief Dowling reported the following:

* For the month of November there were no reported crimes and 30 service calls (i.e. animal control, domestic disturbance) in the subdivision.
* A 3-way stop sign has been placed at 91st and Burr. Flashing lights will be in place for 30-60 days to alert the public of the new sign.
* Golf carts are not allowed on the public roadways.

Jeff Huet reported the following:

* The 4 drainage projects in the subdivision have been completed and deemed successful.
* Town Manager Volkmann and Councilman Troxell have looked into the washout area at the south end of Hanley and Durbin streets. Bids are being put out to engineering companies for long term solution.
* Work in this area would need to be completed in July/August when the ground is dry.
* The ditch line at Burr and Hanley has been trimmed. A willow tree will be removed when the ground freezes over.

CouncilmanTroxell reported the following:

* Mr. Joseski was invited to our meeting by Councilman Troxell so that he could meet the board members and possibly in the future work with the board on any issues that might come up between our subdivision and the 4-plexes. Mr. Joseski is an owner and president of his association.
* NIPSCO will be replacing underground cables that are not jacketed in late 2017. Homeowners will be notified if the company needs access to properties.
* Councilman Troxell provided a list of total permits issued for the last 3 years with the majority being issued for roof replacement.
* **MINUTES FROM NOVEMBER16, 2015 BOARD MEETING**
* Elizabeth Sengupta's name was unknowingly left off of the attendees list.
* Rich Foreman made a motion to accept the minutes with the above correction and Elizabeth Sengupta seconded the motion. Motion passed unanimously.
* **TREASURER'S REPORT FOR DECEMBER 2015**
* One assessment was paid.
* J.P. Morgan paid $97.00 assessment fee for 2016 on residence it owns. The 2015 assessment is still unpaid by the original homeowner.
* 19 homeowners still need to pay their 2015 assessments. Action will be taken against the delinquent homeowners.

**ACTION:** For future meetings, Treasurer Pocius will have a breakdown of one time delinquent homeowners and chronic delinquency.

* *Swartz Retson* financial review is still in process but no issues have been brought up.
* Treasurer Pocius requested if it was possible to combine 2 of the 3 accounts to make it easier to do the computer work on *QuickBooks*. The 2 accounts do share the same account number.
* Treasurer Pocius questioned how many more ash trees needed to be removed because he is trying to keep track of the funds for that project.

**ACTION:** President Palus to send email to Sharon Moore to contact Treasurer Pocius.

* To date, $24,200.00 has been spent on tree removal.

**ACTION:** Suspension of ash tree removal to be discussed at next meeting.

* Rich Foreman made a motion to accept the treasurer's report and Ron Hahn seconded the motion. Motion passed unanimously.
* **COMMITTEES**

Commons area/Landscaping

* Ash trees #49-52 have been removed.
* Hanley Lane drainage work is completed.

Ponds

* Bids for weed control will be reviewed in 2016. *Season's Landscaping* bid is $2,500 and *Aquatic Weed Control* is $800 per application which could be 3-4 applications.
* Leaves were cleared to improve the water flow at Timber Leaf pond.

Playground

* Mulch will be applied in the spring.

ARC

* The homeowner at 4990 85th Ln. is giving away the wood in front of his home.

**ACTION:** Sharon Moore to contact Code Enforcement Officer DeCero and update him on the situation.

* 4900 W. 87th Ln. approved for new siding and landscaping.
* The playground at 4866 84th Terrace was looked at 2 weeks ago. It encroaches 15 feet on the no build easement. Possible solutions include 1. moving some playground pieces back to minimize the encroachment, 2. move the whole playground totally back, or 3. get a variance from the board and approval from the neighbors.
* A variance was given from the town in 1978.

**ACTION:** Ron Hahn to check with Town Manager Volkmann to verify the 1978 variance.

* Ron Hahn made a motion to defer the decision on the playground until March and Juris Jauntirans seconded the motion. Motion passed unanimously.

Compliance (Homeowner's issues/problems)

* No new issues.

Communications

* 3 new homeowners.
* The wrong season was posted on the newsletter. It was brought to the attention of the printer.
* The website is updated. Only the phone numbers of the Board are posted.
* Information on leaf pickup to be posted along with a contact number.

**ACTION:** Elizabeth Sengupta to provide Bob Smith with Welcome Packet for new homeowner at 8605 Clark Pl.

Special Events

* No new business.
* **OLD BUSINESS**
* No business.
* **NEW BUSINESS**
* Homeowner Karen Danko's neighbors have built a fence on the property line up against her fence. This was approved by the town but is against our covenants. Mrs. Danko needs to contact the town because they initially approved the fence.
* **NEXT BOARD MEETING**
* January 18, 2016- 7:00pm at *Rosati's.*
* **ADJOURN**
* Rich Foreman made a motion to adjourn the meeting and Juris Jauntirans seconded the motion. Motion passed unanimously. Meeting adjourned at 8:23pm