**Pine Island Ridge Community Association**

**Monthly Board Meeting**

**August 15, 2016**

The regular monthly meeting PIRCA was held on Monday, August 15, 2016 at Rosatti’s located at 5504 Lincoln Hwy, Schererville, IN 46375; , the President being in the chair and the Secretary being present. The Meeting was called to order at 7:03 pm by President Vera Lippie.

**Attendance:**

Board Members: Vera Lippie, Joshua Lawrence, Mike Pocius , Cornelius

Kostelyk, Bob Smith, Rich Mulder, Yolla Blair, Dave

Kwiatkowski

Proxies: Ron Hahn gives his proxy to Bob Smith

ARC**:**  Rich Forman

Homeowners**:** Dave Wells, Karen Danke

Town Visitors**:** none

**Quorum:**

President Lippie announced that there was a Quorum and official business could be conducted.

**Approval of the Minutes from July 18, 2016 Board Meeting:**

Said minutes as presented were approved by voice vote with the following amendments:

* Correction made in regard to recipient of folder for tree removal services; updated to reflect that this was Mr. Smith rather that Mr. Kwiathkowski.

There was a motion to accept the minutes as corrected by Mr. Smith with Mr. Pocius seconding.

**Treasurer’s Report:**

Mr. Pocius reported that the intended deposit of $1484.00 had not yet occurred; resulting in a current balance of $28357.00 in the checking account.

There is $25582.00 currently in the reserve account $15150.00 of which cannot be touched.

There is an outstanding bill from our attorney for $72.49; this has not yet been paid due to uncertainty regarding what is for exactly. President Lippie volunteered to call for further clarification.

Mr. Pocius reported that he has spoken with the bank regarding the property located at 8857 Clark place. Dues have not been paid since 2003; he recommended that we consult with a lawyer for further guidance.

Mr. Pocius reported there were 38 unpaid dues for 2016 (or previous years) for a total of $3768.00. Two requests were returned as undeliverable; M. Pocius will follow-up with President Lippie for further action.

President Lippie presented receipts were presented for copies for Welcome packets.

* Staples - $9.42 for copies of our bylaws
* Staples - $17.89 for copies of our covenants
* Staples - $25.62 for dividers for meeting minutes

A motion was introduced to accept the Treasurer’s report and Mr. Kwiatkowski seconded the motion. Motion passed by voice vote.

**Committee Reports:**

**Common Area & Landscaping**:

* Mr. Hahn and Mr. Kostelyk are currently working on the south commons tennis court and fence posts; the baseball backstop fence has not been addressed
* Mr. Kostelyk requested a plan for subdivision common areas in regards to the split rail fences; none were available at this time. Mr. Smith volunteered to show Mr. Kostelyk the various areas so they can be addressed in the future.
* Mr. Smith met with the landscapers (Mitch of Seasons) to address areas which may not be receiving enough attention in regard to regular mowings; but has not been able to follow-up further as of yet. Home owner stated that is has not been addressed fully; Mr. Smith agreed to contact Seasons again.

**Ponds:**

* Mr. Kwitkowski reported that Seasons has sprayed for Thistles and weeds in the ponds.

**Compliance:**

* President Lippie reported that there has been no further action on behalf of the town in regards to the roof at 5182 87th Lane.

**Communications:**

* Mr. Kwiatkowski reported that the website has been updated and that the minutes should be current. Vera is providing a list of updated members.
* Ms. Lippi reported that the welcome packets are very nearly finished, and she will Email a copy to all members for additional input. Of the resident directories only 12-15 remain. It was also recommended that map of the subdivision be included.
* President Lippie reported that the newsletter has been held up by some issues; in particular it must include information regarding the proxy vote as well as a copy of the budget. Nominating committee information should be included as well.

**Special Events:** Nothing to report at this time.

**ARC:** Nothing to report at this time.

**Special Committees:**

**Budget Committee:**

Mr. Pocious reported that an updated comparison has been provided. He recommended that tree-trimming related line items be combined as the services are performed by same company. For 2016; $1500 .00 was spent on bush trimming out of a budgeted $3000.00. For 2017 this will be combined; and will be reduced to $5000.00 for 2017 from a combined total of $6000.00 for 2016; with the difference being shifted to Legal.

Legal fees for 2016 were budgeted at $3000.00; $2219.68 has been spent to date. If additional services are needed in the future; this is felt to be inadequate. To that end, $1000.00 from trimming will be re-allocated for legal, and $250 will be re-allocated from annual meetings for a new total of $5250.00.

Annual meeting has yet to be determined as facilities at Hyles Anderson are no longer available for use. Additional options are being researched at this time.

Motion to accept was presented by Mr. Kostelyk; and was seconded by Mr. Kwiatkowski.

**Old Business:**

* The issue of bids for outside services was briefly discussed by tabled due to inadequate time.

**New Business:**

* Locations and dates for Annual meeting discussed.
* A nominating committee was established consisting of the following three members: Mr. Mike Troxell, Mr. Joshua Lawrence, and Marc Zubek (appointed by Ms. Lippie).

**Adjournment:**

A motion to adjourn was received from Ms. Blair and was seconded by Mr. Smith. Motion passed by voice vote. The meeting adjourned at 8:45 pm.