**Pine Island Ridge Community Association**

**Monthly Board Meeting**

**September 19, 2016**

The regular monthly meeting PIRCA was held on Monday, September 19th, 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 7:02 pm by President Vera Lippie.

**Attendance:**

Board Members: Vera Lippie, Joshua Lawrence, Mike Pocius , Bob Smith, Yolla Blair, Marc Zubeck, Ron Hahn

Proxies: Rich Mulder and Dave Kwiatkowski give their proxies to Vera Lippie. Cornelius Kostelyk gives his proxy to Bob Smith

ARC**:** None

Homeowners**:** Rich & Phyllis Foreman, Dave & Paula Wells, Jeff Kwolek Sue Brownwell

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:

* Home owner name should have been Danko rather than Danke
* Marc Zubeck’s name is incorrect under the section regarding the nominating Committee

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

**Treasurer’s Report:**

Mr. Pocius reported that a business entity report had to be filed, and that the cost was $22.50.

There are currently 34 unpaid dues totaling $3,646.00. One of these is past due from previous years but the house has been sold and may be uncollectable at this point. Mr. Zubeck will research this to determine the status.

There was a discussion regarding the best method for determining when a property sale has completed; Mr. Zubeck volunteered to investigate the process.

There is currently a balance of $25,125.72 in the checking account not including a pending deposit of $376.00. The reserve account has a balance of $25,582.88 of which $15,050.00 cannot be touched.

There was a bill from ACME Printers for $201.32 for late dues letters that will be paid.

Mr. Kwiatkowski will be asked to put the treasurer’s Email back on the website to improve communication efficiency.

Mr. Pocius pointed out that there is an issue with expenses in terms of income. Looking at our history, the amount of money brought in is decreasing, while the amount going out is increasing. The budget has not been followed, and this will lead to problems in the future.

A motion was introduced to accept the Treasurer’s report by Mr. Hahn and was seconded by Ms. Blair seconded. Motion passed by voice vote with Mr. Zubeck opposed.

**Committee Reports:**

**Common Area & Landscaping**:

* Mr. Hahn and Mr. Kostelyk did not connect regarding the fence posts. Mr. Hahn stated that the baseball backstop fence does not look like it is in very good condition; it needs to be repainted but he will look at it in terms of safety and options.
* Ms. Lippie is currently working on estimates to remove trees from the common area. She has received two verbal estimates out of four requests and would like to receive 6-8 in total.
* Mr. Smith reported that the area that was not being mowed by Seasons has now been mowed.

**Ponds:**

* Nothing to report

**Compliance:**

* President Lippie received only one call for the month and is following up.

**Communications:**

* Questions still remain regarding versions of our Bylaws; and input is needed from our attorney before proceeding. Newsletters have not yet been sent out due to unanswered questions.

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

**ARC:** Due to the absence of the chairman, there was no Report

**Old Business:**

* Nothing to report

**New Business:**

* Nominating committees – Mr. Zubeck discussed the issue of members currently over their allotted term limit and how to best address.
* The Regular annual meeting is not yet scheduled. No location has been determined as of yet.
* Ms. Lippie is still working on welcome packets
* Bids for outside services was tabled for the time being.
* ARC will provide a list of approved jobs for the minutes going forward.

**Adjournment:**

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