**PINE ISLAND RIDGE COMMUNITY ASSOCIATION**

**MONTHLY BOARD MEETING**

**MAY 16TH, 2016**

**7:00 PM MEETING CALLED TO ORDER**

**ATTENDEES: BOARD MEMBERS:** Vera Lippie, Ivone Palus, Judy Elliott, Mike Pocius, Yolla Blair, Ron Hahn, Dave Kwiatkowski, Elizabeth Sengupta, Bob Smith, Cheri Aleksic, Marc Zubec.

**ARC:** Juris Jauntirans.

**HOMEOWNERS:** Jeff Kwolek, Keith Brownewell, Kathy Hilbrich, Jeri Zerkel, Dave and Paula Wells, Karen Danko, Josh Lawrence.

**PROXIES:** Bob Smith received Cornelius Kostelyk’s

proxy.

**TOWN VISITORS:** None

**MINUTES FROM APRIL 18TH, 2016 BOARD MEETING**

**\*** Judy Elliott made correction to item under new business

regarding the association’s insurance policy. It is an

umbrella policy of $1 million dollars.

\* Yolla Blair made a motion to accept the minutes with

correction and Judy Elliott seconds the motion. Motion passed unanimously.

**TREASURER’S REPORT FOR MAY 2016**

\* Association fees: 11 are delinquent for multiple years, 5

have not been paid in the past, but were paid this year.

\* Accounting: Bank accounts balance.

\* Printer received order for late notices.

\* $300.00 monthly fee for bookkeeping is no longer being

paid to Mrs. Pocius.

\* Budget issues

Budget does not account for association fees that

are not paid.

Audit is not accounted for in budget.

Insurance is in budget for $5000.00 but costs

$5049.00.

Charges for Attorney are not in budget.

Welcome packet costs are not in budget.

$90.00 is for $5000.00 bond for Treasurer.

\* Treasurer Pocius questions if tree removal was in

budget. Judy Elliott states that $20,000 was

budgeted for last year and $20,000 for this year.

\* Secretary Lippie asks if there is a contract for tree

removal.

**ACTION: REGARDING BUDGET:** Board will review in July.

**ACTION: REGARDING TREES:** Dave Kwiatkowski will check, there

may be an issue with stopping tree removal.

\* Marc Zubec motions no further tree removal until Treasurer

can audit what is in the account. Ron Hahn seconds the

motion. Motion passes unanimously.

\* Yolla Blair motions to accept Treasurers report and Bob

Smith seconds the motion. Marc Zubec opposes. Motion

passed.

**COMMITTEES**

**COMMON AREA/LANDSCAPING**

\* Tree removal: See notes in Treasurer’s report.

One additional note: Dave Kwiatkowski will contact

Sharon Moore to see if she has a contract with tree

removal company.

**PONDS**

\* Problem with algae blooms is done.

\* Tree fallen by creek on Hanley Lane.

**ACTION:** Dave Kwiatkowski will check with tree removal company.

**PLAYGROUNDS**

**\*** North common area: Ron Hahn reports playground stakes

are fixed and weed removal has been done.

\* South common area: Playground stakes are fixed.

\* Post at tennis court

**ACTION:** Will address at next Board meeting. Board to ask Neal

Kostelyk to look into the matter.

**COMPLIANCE**

**\*** Secretary Lippie reports letter is done for Homeowner at

5200 W. 85th Place regarding branches left by the pond.

Board approves of letter.

\* 85th Lane complaints: Secretary Lippie requests

addresses for the properties with violations. President

Palus gives Secretary Lippie email from Sharon Moore

regarding multiple problems on this street.

**ACTION:** Secretary Lippie will contact Code enforcement Sam

Decero about problems on 85th Lane.

\* 89th Place: Home that had fire has had a dumpster

there for a while. The dumpster will be there until

construction is done.

**COMMUNICATIONS**

\* 2 new homeowners will receive welcome packets.

\* Next newsletter will be out in August.

**SPECIAL EVENTS**

\* Kiddie parade: Cheri Aleksic reports the line up for the

parade begins at 9:45 am and the parade begins at

10:00 am. Fire and Police are scheduled. She has

prizes collected.

**ARC**

**\*** Items approved: 1 re-siding job, 2 gutters, 2 sheds, 1

swimming pool.

**NEW BUSINESS FOR ARC**

\* 1 driveway approved, 1 fence approval for tomorrow, and

1 for the next day.

\* 1 request for deck and pool. ARC needs more information

and homeowner will be notified.

\* Playground - Lawrence property: ARC to find out who is

responsible for fence approval between town and PIRCA.

\* Drainage at 8700 Durbin Lane: Ron Hahn and Juris

Jauntirans have looked at sight. Ron Hahn has contacted

Cherry Creek who did original work. They have not

returned his calls.

\* Juris Jauntirans reports that according to the towns

annexation ordinance the town annexed all lots, so

the town should address the drainage issues. The

towns provisions are more stringent then our covenants.

**ACTION:** Ron Hahn and Juris Jauntirans will prepare a letter to the

town regarding drainage issues.

**OLD BUSINESS**

**\*** Nothing to report.

**NEW BUSINESS**

\* Vice President position is vacant. Ron Hahn motions to

elect Judy Elliott. Yolla Blair seconds the motion. Motion

passed unanimously.

**NEXT BOARD MEETING**

\* June 20th, 2016, 7:00 pm at Rosati’s.

**ADJOURN**

Bob Smith motions to adjourn meeting and Judy Elliott seconds

the motion. Motion passed unanimously. Meeting adjourned

at 7:58 pm.

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**President**

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**Secretary**