

PINE ISLAND RIDGE COMMUNITY ASSOCIATION

MONTHLY BOARD MEETING MINUTES

JUNE 20, 2016

7:00 PM MEETING CALLED TO ORDER

ATTENDEES: BOARD MEMBERS: Vera Lippie, Cornelius Kostelyk, Ron Hahn, Elizabeth Sengupta, Dave Kwiatkowski, Mike Pocius, Marc Zubeck, Cheri Aleksic, Ivone Palus, Judy Elliott.

ARC: Juris Jauntirans, Rich Foreman.

HOMEOWNERS: Dave Wells, Paula Wells, Kathy Hilbrick, Jeri Zerkel, Jim Onik, Jeff Kwolek, Karen Danko, Joshua Lawrence, Richard Foreman, Phyllis Foreman.

PROXIES: Yolla Blair gives her proxy vote to Ivone Palus.
Bob Smith gives his proxy vote to Ron Hahn.

TOWN VISITORS: None

CORRECTIONS TO MINUTES FROM MAY 16TH, 2016 BOARD MEETING

- * Correction under Treasurer's Report: Judy Elliott states that \$20,000 was approved last year for the tree removal, not budgeted.
- * Correction under compliance: Regarding letter to home owner at 5200 W. 85th Place, Board did not approve of letter.
- * Correction under communications: 2 new homeowners did receive welcome packets.
- * Correction under Special Events: Cheri Aleksic needed volunteers, Ivone Palus and Judy Elliott volunteered.
- * Correction under New Business for ARC: 5-21-2016 was the deadline set to give Mr. Lawrence answer on his playground.

Elizabeth Sengupta made a motion to accept the minutes with corrections and Judy Elliott seconds the motion. Motion passed unanimously.

TREASURER'S REPORT FOR JUNE 2016

- * Treasurer Pocius makes announcement that he is quitting due to the disagreements over the budget issues he brought up during the last Board meeting. Treasurer Pocius leaves the meeting.

- * Judy Elliott regarding the Loss and Profit statement for last 3 years: we have never run out of money.
- * Marc Zubeck regarding trees: Reserve account, \$17,426.98 add \$5000.00 total \$22426.98. Of the \$27,000, \$15,000 has to stay in the reserve fund. Reserve has been spent down without there being a line item. Expenditures to budget, profit and loss to actual budget. \$60,500 is not equal to budget that was passed. \$60,500 minus \$40,000, we should still have \$20,000 left.
- * Marc Zubeck asks if when we receive an invoice, do we just pay it or does the Board approve it first?

Ivone Palus asks if there is a motion to accept the Treasurer's report. Marc Zubeck motions to accept Treasurer's Report as presented, Dave Kwiatkowski seconds. Marc Zubeck requests a roll call of votes.

Elizabeth Sengupta - accepts
 Ron Hahn - accepts
 Cheri Aleksic - abstains
 Neal Kostelyk - abstains
 Vera Lippie - no
 Marc Zubeck - no
 Judy Elliott - abstains
 Dave Kwiatkowski - no
 Ron Hahn proxy for Bob Smith

Marc Zubeck motions to table the Treasurer's Report until next month, Neil Kostelyk seconds the motion. Motion passes unanimously.

Elizabeth Sengupta motions to have a sub-committee to look over the Treasurer's Report.

COMMITTEES

COMMON AREA & LANDSCAPING

- * Dave Kwiatkowski reports that an estimate for the Ash tree removal was done but there is not a contract with the company. Another \$2000.00 of trees has been removed.
- * Ron Hahn reports 92 trees were tagged for removal. We are paid through June. Invoices include the number of the trees that were removed.
- * Marc Zubeck - roughly 20 trees remain to be cut down.
- * Dave Kwiatkowski told tree removal company to stop.

Ron Hahn motions for tree removal to be suspended, Vera Lippie seconds the motion. Motion passes unanimously.

- * North Commons - bushes that were replace are doing fine.

- * Timberleaf Pond - fallen Willow tree. Dave Kwiatkowski says there is no follow up on this yet.
- * South Commons - Mulch is done. Tennis court fence post is disconnected. Ron Hahn and Neal Kostelyk will look at it.

PONDS

- * Dave Kwiatkowski reports that the ponds are in good shape. The company has been coming every 2 weeks.
- * Ivone Palus reports that a homeowner contacted her about domestic ducks in the pond.

ACTION: Ivone will respond to homeowner and tell her to contact the DNR.

PLAYGROUNDS

- * Nothing to report.

COMPLIANCE

- * Ivone Palus reports there was a person in a canoe on the pond, she informed him that boats are not allowed on the ponds.
- * Vera Lippie reports on numerous homeowner complaints.

- Homeowner at 5470 W. 85th Place, right hand side of property across from pond is not being attended to.

ACTION: Try to find out if this is a common area that landscaping company should be taking care of.

- Homeowner on 85th Lane has complaints about numerous cars parked on the road causing issues for the school bus to get through the street. There is a pile of firewood on property. Numerous garbage cans are visible. There is trailer with bricks sitting on it in a driveway.

ACTION: Vera Lippie called Compliance Officer Sam Decero and he said that cars can park on the road, even if there is no curb. He will check out the trailer in the driveway. People are allowed to have firewood on their property. Garbage cans - if we see someone who is doing it on a regular basis, we are to contact him.

- Homeowner on Clark Place, neighbors yard has multiple nuisance violations on their property. She also is having a snake problem.

ACTION: Homeowner went to the town and filed a complaint about house with violations. Board has no action about snakes.

COMMUNICAITONS

- * Ivone Palus reports that 3 new homeowners have received welcome packets. The next newsletter should be ready possibly by the 2nd week of August. The newsletter should reflect donations from Cheri Aleksic for Kiddie parade. Proposed budget should be included. The budget should be approved 60 days prior to the annual meeting.
- * Dave Kwiatkowski to include pictures of Kiddie Parade on website. Website is updated.

SPECIAL EVENTS

- * Kiddie Parade - Thank You to Cheri Aleksic for a great job. Also, a special Thank You to Robin for helping with donations.

ARC

- * Juris Jauntirans reports since last October 24 projects have been approved which includes roofs, fences, decks, sheds, windows, 1 swimming pool, and 1 dog run. 2 projects are pending. 1 project has no decision yet.
- * Playground - Mr. Lawrence. Juris reports Mr. Lawrence has not responded to the last letter that was sent.

NEW BUSINESS

- * Vera Lippie reports that common area between 5005 and 4987 is having a flooding issue. Large trees are in the common area and the area is not being mowed by landscaping company. Dave Kwiatkowski says that they have looked at this already, but will address it again.

ACTION: Dave Kwiatkowski will contact Bob Smith to look at trees.
Neal Kostelyk will work with Bob Smith regarding mowing.
- * Ivone Palus reports that premium for liability insurance for homeowners association policy goes from May 31st to May 31st. Premium is \$4866.00.
- * Ivone Palus addresses Board, reads statement giving her resignation as President and as a Board member. Copy of letter given to Secretary.
- * Ivone Palus delivers letter of resignation of Vice President Judy Elliott. Copy of letter given to Secretary.
- * Elizabeth Sengupta delivers letter to Board requesting a leave of absence for 6 months.

Neal Kostelyk motions to accept leave of absence for Elizabeth Sengupta, Ron Hahn seconds the motion. Motion passes unanimously.

Neal Kostelyk addresses homeowners and Board about new vacant positions on Board. If anyone is interested in joining the Board, please inform us.

NEXT BOARD MEETING

* July 18th, 2016, 7:00 pm at Roast's.

ADJOURN

Ivone Palus motions to adjourn meeting, Ron Hahn seconds the motion. Meeting ends without a unanimous vote on adjournment. Meeting ends at 8:00 pm.

PRESIDENT

SECRETARY

