

PINE ISLAND RIDGE COMMUNITY ASSOCIATION

MONTHLY BOARD MEETING

NOVEMBER 21, 2016

7:08 PM MEETING CALLED TO ORDER

ATTENDEES: BOARD MEMBERS: Vera Lippie, Cornelius Kostelyk, Ron Hahn,
Dave Kwiatkowski, Mike Pocius, Marc Zubeck,
Jeff Kwolek, Rich Mulder, Jim Onik

ARC: Ron Hahn, Marc Zubeck, Neal Kostelyk

HOMEOWNERS: Paula and Dave Wells, Ivone Palus

PROXIES: Yolla Blair gives her proxy vote to Vera Lippie.
Joshua Lawrence gives his proxy vote to Jim Onik.
Bob Smith gives his proxy vote to Neal Kostelyk.

TOWN VISITORS: None

Marc Zubeck Pro-tems as Chair, Vera Lippie Pro-tems as secretary.

Nominations for Executive Board Members

Nominations for President: Marc Zubeck nominates Vera Lippie, Ron Hahn
seconds the nomination. No other nominations.
Motion passes with all in favor.

Nominations for Vice President: Vera Lippie nominates Cornelius Kostelyk. No other
nominations. Motion passes with all in favor.

Nominations for Treasurer: Neal Kostelyk nominates Mike Pocius. No other
nominations. Motion passes with all in favor.

Nominations for Secretary: Jim Onik nominates Joshua Lawrence. No other
nominations. Motion passes with all in favor.

Resignations: Ron Hahn resigns from Board, ARC, and Playground committee.

MINUTES FROM OCTOBER 17, 2016 BOARD MEETING

* Correction under Common Area and Landscaping: Ron Hahn and Bob Smith
looked at the Fence Post in the South Common area, not Neal Kostelyk.

Minutes are approved as amended.

TREASURER'S REPORT FOR NOVEMBER 2016

- * Deposit of \$155.00 is from dues.
- * \$535.00 bill is for one more cut of the grass. This is within budget.
- * Acme printing bill for \$699.00 is for the Fall Newsletter. Board approves payment of this bill.
- * Attorney bill for \$72.49. Mike Pocius motions to approve payment of this bill. Neal Kostelyk seconds the motion. Motion passes with all in favor.
- * 9089 Clark Place, Fannie May owns house. They stated they only owe \$13.82 for dues from the time they took over the property.
- * All past due association fees went to the Attorney at the beginning of the year.
Action: Ask Attorney about progress of the past due fees.
- * The Treasurer is going to continue to provide reports for the monthly meetings. Check account total is \$19,845.19. Reserve account total is \$25,584.16. \$15,150.00 is to be held for the Shady Brook situation.
- * There are 30 past due association fees for this year.
- * Past due association fees are collected when it is a regular home sale. We do not know what we are due when it is a foreclosure.
Action: Discuss this with Attorney.
- * Marc Zubeck suggests that when we mail the association dues form that we add an area for homeowners to put in their phone number and email address.
- * We are going to add the budget to the mailing of the Association fees.

Vera Lippie motions to accept report and suggestions, Jeff Kwolek seconds the motion. Motion passes with all in favor.

COMMITTEES

COMMON AREA & LANDSCAPING

- * Neal Kostelyk reports that Bob Smith had Seasons come out and do one final cut.
- * Ron Hahn asks about tree removal between 4987 and 5005 on 89th Place. Vera Lippie reports that tree removal company has sent her License, bond, and permit information. Insurance information is being sent. Contract is signed and

sent to tree removal company. They will call and notify when they will be out to do the job.

- * Ron Hahn reports that the backstop at the baseball diamond in the South Commons area is structurally sound. We should check it during the Spring Walk-around and see if we can have it painted.

PONDS

- * Dave Kwiatkowski reports that pond maintenance is done for the year.

PLAYGROUNDS

- * Nothing to report.

COMPLIANCE

- * Vera Lippie reports a phone call from a resident about ash trees on Common areas and private property. Private property would be the residents responsibility. The Ash trees on Common areas is a project that is currently suspended until the Board has enough money to continue the project. Marc Zubeck suggests we should add a line item to the budget for this project. Ron Hahn reports that the trees that were an imminent problem have been removed and there are approximately 36 trees left to be removed.

COMMUNICAITONS

- * Website - Dave Kwiatkowski reports that he has entered the Nipsco notification on the website.
- * Spring newsletter - Regarding ARC - mention in news letter that residents need to contact ARC before doing any improvements or repairs to their property.

SPECIAL EVENTS

- * Kiddie Parade - Volunteers are for this committee.

ARC

- * ARC has had a few situations where homeowners are waiting until the last minute to contact them.
- * Marc Zubeck thanks Ron Hahn for his time volunteering on ARC, as does the rest of the Board, and also for his time on the Board and other committees he has served on.

NEW BUSINESS

- * Marc Zubeck suggests to ask current legal counsel if they are going to stay with us. He also motions to explore new counsel, Neal Kostelyk seconds and motions for Marc Zubeck to look into this.
- * Marc Zubeck, the Chairman of the Covenants and Bylaws committee, motions to engage with current counsel for representation and going forward. Neal Kostelyk seconds the motion.
- * Covenants and Bylaws committee members: Marc Zubeck, Rich Foreman, Joshua Lawrence, Vera Lippie, Jim Onik.

NEXT BOARD MEETING

- * December 19th, 2016, 7:00 pm at Roast's.

ADJOURN

Vera Lippie motions to adjourn meeting, Jeff Kwolek seconds the motion. Motion passes all in favor. Meeting ends at 8:26 pm.

President

Secretary