

**Pine Island Ridge Community Association  
Monthly Board Meeting**

**April 17, 2017**

The regular monthly meeting for PIRCA was held on Monday, April 17, 2017 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 7:10pm by President Vera Lippie.

**Attendance:**

**Board Members:** Vera Lippie, Joshua Lawrence, Jim Onik, Yolla Blair, Mike Pocius, Jeff Kwolek, Rich Mulder, Elizabeth Sengupta, Cherie Aleksik

**Proxies:** None

**ARC:** Juris Juantrans

**Homeowners:** Jorge D. Castillo, Sr., Dave & Paula Wells

**Town Visitors:** None

**Quorum:**

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

**Approval of the Minutes from March 20, 2017 Board Meeting:**

A motion to accept the minutes as read was made by Mr. Onik and seconded by Mr. Kwolek. The motion passed by voice vote.

**Treasurer's Report:**

Mr. Pocius presented the report:

- A bill from Seasons for \$3650.00 for Spring cleanup / mulching was received. The funding for this was approved for this year – though we

would like to look at other options for playground mulch in the future. A motion to pay this bill was made by Mr. Kwolek and seconded by Ms. Blair. Motion passed by voice vote.

- Two bills were received from our former attorney – one for \$702.00 and one for \$89.99 (unpaid from 2/28/17 - this will be checked into further for next month.) A motion to pay the bill for \$702.00 was made by Mr. Mulder and seconded by Ms. Blair – motion passed by voice vote with Mr. Onik opposed.
- We received notice of litigation regarding a property within Pine Island; it was given to Mr. Pocius with 30 days to respond. He reached out to our attorney and was advised that no further action is required on behalf of PIRCA. A copy will be given to our attorney to keep on file.
- The invoice from Aquatic weed control for \$2800.00 plus tax still needs to be paid – half will be paid now and half in August. A motion to pay this was introduced by Mr. Kwolek, and seconded by Ms. Sengupta. The motion passed by voice vote.

A motion to accept the Treasurer's report was made by Mr. Mulder and seconded by Mr. Lawrence. Motion passed by voice vote with Mr. Onik opposed due to concerns over the balance sheet.

A motion to collect quotes from outside accounting firms for bookkeeping duties was introduced by Mr. Lawrence and was seconded by Mr. Pocius. The motion passed by voice vote. Mr. Lawrence will reach out to several accounting firms in May/June when accounting work is a bit less active for estimates.

## **Committee Reports:**

### **Common Area & Landscaping:**

- The Spring walk-around took place; it was determined attention is needed in the following areas:
  - A fence on 88<sup>th</sup> court needs to be repaired.
  - In the north commons, the area around the play area will be built up and the edging will be straightened.

- Twin Lakes has a sinkhole near one of the trees, and the landscaping co. will fill it.
- A cleanup around the entrance sign and entryway is needed.
- Tree Branch pond has large culverts where additional stone is needed; a quantity of 5-6 yards is estimated at a cost of 180.00 each. Mr. Mulder will do additional research and report back next month.
- The edging around the playground in the South Commons needs to be straightened.
- Timberleaf pond has some missing sod.
- Ms. Lippie asked that we investigate a Willow tree that needs trimming near Tree Branch Pond.

**Ponds:**

- Nothing to report at this time.

**Compliance:**

- A list of vehicle violations was given to Schererville code enforcement; Ms. Lippie reported that many of these have been addressed and that Schererville Code Enforcement will follow up with the remaining issues as necessary.

**Communications:**

- Final additions/revisions have been made to the Spring newsletter and it is ready to go to print. The intended mailing date is sometime in May. Flannigan bulk mailing service would like to have ~\$190.00 in advance to cover the postage fees. Ms. Blair motioned to approve \$400.00 total cost, and Ms. Aleksik seconded. Motion passed by voice vote.

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

**ARC:** Mr. Juantirans reported:

- A homeowner at 8755 Hanley Lane would like to install a HAM antenna tower; but there are currently conflicts with Schererville's town code.

- A homeowner at 8674 Matthews wants to build a storage shed – the front of his house faces the side yard. The side is therefore the front and limits how far he can come with the shed.
- A homeowner at 5017 w. 87<sup>th</sup> Lane has an issue with an above ground pool. The original submittal is not acceptable as instead of the necessary 10 feet he has only 3 feet.
- A homeowner at 5180 w. 86<sup>th</sup> place is installing a new roof.
- A homeowner at 5230 w. 85<sup>th</sup> Place has a fence installation that has been approved.
- A homeowner at 5247 w. 85<sup>th</sup> Place is installing a new roof and performing siding repairs.
- A homeowner at 8772 Matthews Lane would like to install an above ground swimming pool and fence – the owners need to submit additional information prior to approval.
- A homeowner at 8775 Hanley Lane would like to install/replace a concrete driveway. No acceptable drawings were submitted; only sketches on a plat of survey were submitted. They also want to address a drainage problem. This was not approved due to various concerns.
- Additionally a list of projects dating back to December 15, 2016 will be submitted in the future.

A motion to limit the requirements for ARC approval to those involving new construction was entered by Mr. Onik, and was seconded by Mr. Lawrence. The motion passed by voice vote with Ms. Sengupta opposed.

A second motion was made to inform the Town of Schererville to grant all permits to PIRCA residents for any projects (a renovation, remodel, repair, maintenance, or general upkeep of property) exempting new construction immediately, without requiring a letter of approval from ARC was made by Mr. Mulder and was seconded by Mr. Onik. Motion passed unanimously by voice vote.

### **Old Business:**

- Nothing to report at this time

### **New Business:**

- Nothing to report at this time.

**Adjournment:**

A motion to adjourn was received from Ms. Lippie, and was seconded by Mr. Mulder. Motion passed by voice vote. The meeting adjourned at 9:14pm.