**Pine Island Ridge Community Association**

**Monthly Board Meeting**

**June 19, 2017**

The regular monthly meeting for PIRCA was held on Monday, June 19, 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 7:03pm by Ms. Lippie.

**Attendance:**

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

**Proxies:** Mr. Kostelyk gives his Proxy to Mr. Smith. Mr. Pocius give his proxy to Mr. Lawrence

**ARC:** None

**Homeowners:** Juris Jauntirans

**Town Visitors:** None

**Quorum:**

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

**Approval of the Minutes from May 15, 2017 Board Meeting**

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

**Treasurer’s Report:**

Mr. Pocius presented the report:

* A bill for liability insurance for $4695.00 (paid in full total) is due with Auto-Owners Insurance.
* A bill for our PO box is due for $94.00
* A bill from our current Attorney for $765.00 was received for review/preparation/filing of change of registered agent, a review/conference with the president, bankruptcies, and Urchell correspondence review with president & treasurer.
* The following bills were received from Seasons:
  + $5850.00 - Installation of mulch, cleanup of playgrounds, and three weed killer applications
  + $1650.00 for landscaping work including dirt/seed application of selected area, installation of split rail fencing at 88th Ct., straightening of playground borders.
  + $2140.00 May - four mowings
  + $385.00 weed kill & trimming landscape beds in common areas.
  + A bill for the installation of riprap stone was received for $1620.00 this will not be paid pending clarification.
* We do not yet have late dues mailed out – Mr. Pocius expressed concern that this needs to be done.
  + Mr. Pocius will prepare a list of delinquent association fees for 2017 which he will forward to Mr. Onik (30 day); then the follow-up letter will come from the lawyer. A motion to pursue this course of actions was made by Mr. Kwolek and seconded by Ms. Sengupta. The motion passed by voice vote.

Mr. Lawrence requested further detail in future billing statements from Seasons in terms of specific locations and quantities.

A call for voice vote was called on each bill. All bills will be paid at this time with the exception of the bill for riprap installation.

**Committee Reports:**

**Common Area & Landscaping**:

* + The two trees on 89th place common area walkway have been removed. The stumps still need to be ground.
  + Ms. Lippie is investigating the Willow tree at Tree Branch Pond.
  + Mr. Kwolek will investigate the sinkhole in the Twin Lakes common area.
  + Ms. Sengupta reported there are two small dead trees that need to be removed at Twin Lakes.

**Ponds:**

* Mr. Pocius will inquire about the additional costs for riprap installation.

**Compliance:**

* Ms. Lippie has received some complaints regarding the improper placement garbage cans.
* Ms. Lippie received a complaint pertaining to vacant properties.

**Communications:**

* The email address listed for the treasurer on our website is incorrect. Mr. Mulder will correct this.
* Mr. Lawrence inquired about electronic storage of records; Ms. Lippie will check if we are required to retain physical copies.

**Special Events:**

* Ms. Aleksik reported the parade went very well and that the Schererville fire department was in attendance. One resident complained that the section of the website detailing the event was from 2015; and that some residents didn’t get their newsletter. The newsletter also was not published on the website and should be in the future.

**ARC:** No report was given.

**Old Business:**

* Mr. Kostelyk reported that some work by Season’s has been postponed due to the utility construction in the area.

**New Business:**

* The budget for 2018 needs to be discussed.
* Mr. Pocius has concerns regarding the bookkeeping laptop and Quickbooks renewal.
* We need to discuss association fees for next year. Ms. Lippie will notify all board members that this will be voted on at the July meeting.
* Ms. Lippie would like to investigate altering the number of board members required.
* Any other desired amendments should be brought to the board.
* Mr. Onik investigated the option of rubber mulch for our common areas. This would need to be decided prior to approval of next year’s budget.

**Adjournment:**

A motion to adjourn was received from Ms. Aleksik, and was seconded Mr. Mulder. Motion passed by voice vote. The meeting adjourned at 8:56pm.