

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

July 17, 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 7:05pm by Ms. Lippie.

Attendance:

Board Members: Vera Lippie, Joshua Lawrence, Jim Onik, Neal Kostelyk, Rich Mulder, Bob Smith, Jeff Kwolek, Elizabeth Sengupta, Yolla Blair,

Proxies: None

ARC: None

Homeowners: None

Town Visitors: None

Quorum:

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

Approval of the Minutes from June 19, 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:

Due to the absence of the Treasurer, no report was given.

Mr. Onik reported the late notices have been sent out for a total of \$7,257.37.

The riprap charges were due to extra materials and labor – this will not be paid at this time as it was significantly higher than the agreed upon amount.

A bill for \$1,500.00 from Seasons for trimming was received. A motion to pay this bill was introduced by Mr. Kostelyk and seconded by Mr. Kwolek. The motion passed by voice vote

A bill for \$3,417.00 for 5 mowings was received from Seasons. There appeared to be a discrepancy in the total amount due; this bill will not be paid at this time pending clarification.

A bill for the second installment for Aquatic weed control was received for \$1,498.00. A motion to pay this bill was introduced by Ms. Blair and seconded by Mr. Lawrence. The motion passed by voice vote.

A bill from the attorney for \$270.00 was received; but it was not clear what this was for – it will not be paid at this time pending clarification.

Committee Reports:

Common Area & Landscaping:

- The 89th Place trees have been removed. One stump has been removed with the second scheduled to be removed this coming Saturday as the homeowner will need to remove a section of fencing to allow access.
- The willow tree at Tree Branch pond is leaning out over the pond and cannot be removed by us at this time as it is not accessible.
- The sinkhole in the common areas can be handled by us – we will need to handle this in the future.
- The mulch in the playgrounds is finished for this year; alternatives will be considered for next year. Mr. Onik presented information regarding the merits of rubber mulch. Ms. Lippie recommended that we try a smaller area first to see how it works out.
- Three small trees were removed from the Twin Lakes common area.

Ponds:

- Nothing to report at this time.

Compliance:

- The website sections for “Board Members” & “Committees” needs to be updated. Ms. Lippie provided a list of updated for Mr. Mulder to implement.
- The lawyer has given us the OK to store documentation electronically. Going forward this will be stored on our G-suite cloud account as well as on local media.

Communications:

- The last newsletter has not yet been published to the website.

Special Events:

- Nothing to report at this time.

ARC: Mr. Kostelyk gave a report - Mr. Smith and Mr. Onik have been added as members to the committee. The current Architectural Review Committee consists of Mr. Kostelyk, Mr. Smith, and Mr. Onik.

Old Business:

- Ms. Lippie reported that we have received a letter from our attorney advising us about the Shady Brook matter. Based on his input, a motion was made by Mr. Smith and was seconded by Mr. Mulder to hold the funds until the budget for 2019 is discussed. Motion passed by voice vote with Mr. Onik opposed.

New Business:

- A meeting to discuss the 2018 budget will be held at Mr. Smith's house on 8/16 at 6:30; all board members are encouraged to attend.
- Archiving and retention of documents was discussed, going forward documents will be retained digitally with historical documents scanned as time permits.
- Mr. Lawrence introduced a motion to revise the method by which HOA fees are calculated to make the process simple and fair. Mr. Kostelyk seconded the motion. The motion passed unanimously by voice vote.

Adjournment:

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