

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

September 19, 2017

The regular monthly meeting for PIRCA was held on Monday, September 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 7:45pm by President Lawrence.

Attendance:

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

Proxies: None

ARC: Neal Kostelyk, Bob Smith, Jim Onik

Homeowners: None

Town Visitors: None

Quorum:

Mr. Lawrence announced that there was a Quorum, and that official business could be conducted.

Approval of the Minutes from August, 2017 Board Meeting

A motion to accept the minutes as read was made by Ms. Blair and seconded by Mr. Kostelyk. The motion passed by voice vote with none opposed.

Treasurer's Report:

Mr. Onik gave a report:

The previous "bill" from the attorney had already been paid; leaving us with a credit of \$67.50

The Nipsco bill was \$59.64 and is set up for auto-pay from our bank account.

We have a bill from Flannigan's bulk mail service for \$208.56, this was paid immediately to ensure our newsletters were sent out well in advance of the annual meeting, and postage was purchased for \$49.00.

A bill was received from Season's landscaping for \$3,417.00 for 5 mowings and weed killer application around the ponds.

Our G-suite bills (\$5.00/month) are being automatically paid by Mr. Mulder; this needs to be corrected and Mr. Mulder needs to be reimbursed for bills he has paid on our behalf.

Mr. Onik has continued to work on the list of delinquent properties, and the number has now been reduced to 37.

A payment was received from our former attorney for \$661.05 for a 2013 check that was never cashed.

A motion to pay the specified bills was received from Mr. Smith and was seconded by Mr. Mulder; motion passed by voice vote.

Mr. Kwolek point out that an amendment exists dealing with delinquent dues. Mr. Lawrence stated he would investigate the matter.

A motion to pay the budgeted bookkeeping fees for the remainder of 2017 was introduced by Mr. Kostelyk and was seconded by Ms. Sengupta, motion passed by voice vote.

The keys for the PIRCA mailbox have been located and are currently held by the Treasurer and the President.

Committee Reports:

PIRCA:

Mr. Lawrence discussed the future retention of records. Going forward the intent is to store all documents digitally on the PIRCA Google Drive. This should help to prevent the loss of information as the

members of PIRCA change over time as well as provide an easily accessible repository to reference in the future. Documents from the board as well as any legal advice received should be saved in the appropriate folders/locations.

Common Area & Landscaping:

A homeowner has inquired about the removal of a tree that they believe may be on common area. Mr. Kwolek will investigate this and make a recommendation.

Ms. Sengupta pointed out that one of the sign posts has been removed and thrown in the lake at Twin Lakes. Mr. Lawrence will follow-up on this issue.

Mr. Kwolek informed us that there are two dead trees near Tree Branch pond. He and Mr. Smith will address this.

Ponds:

Nothing to report at this time.

Compliance:

Mr. Kwolek stated there are several vehicles that may be in violation throughout the subdivision. Mr. Lawrence volunteered to forward this list to Officer Decero to see if there is anything that can be done at the town level.

Communications:

This list of committee members needs to be updated on the website. Email addresses of current members needs to be verified. Mr. Mulder will post the updated information.

Ms. Sengupta have volunteered to welcome new homeowners to Pine Island.

Mr. Lawrence asked about the status of our webhost and registrar to verify we have ownership/current credentials. Mr. Mulder confirmed that he has this information.

Budget:

The Budget for next year has been approved in advance of the annual meeting and has been distributed to the members. \$3000.00 has been moved to the maintenance reserve from book keeping expenses. \$250.00 was removed from legal fees. \$3600.00 has been removed from bookkeeping. \$400.00 was removed from newsletters. The result is a \$1250.00 reduction from the prior year. A motion to accept the budget was introduced by Ms. Blair and was seconded by Ms. Aleksik; the motion passed by voice vote. The approved budget will be submitted at the annual meeting for a vote.

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Special Events:

Nothing to report at this time.

ARC:

Nothing to report at this time.

Old Business:

Nothing to report at this time.

New Business:

HOA fees for 2018 have been calculated; they will be presented along with the 2018 budget for approval at the annual meeting.

Mr. Onik had tentatively reached out to Attorney Kuiper to see if his schedule is free for the annual meeting, Mr. Lawrence will confirm his availability and ask that he be present for a Q & A session with homeowners.

Only one name was received by the nominating committee for 2017; Mr. Lawrence will contact Mr. Jason Smith as he has expressed an interest in serving on the board.

Adjournment:

A motion to adjourn was received from Mr. Kostelyk and was seconded by Mr. Mulder. Motion passed by voice vote. The meeting adjourned at 8:23pm.