**PINE ISLAND RIDGE COMMUNITY ASSOCIATION**

**MONTHLY BOARD MEETING**

**NOVEMBER 20, 2017**

**ATTENDANCE:** Yolla Blair, Jeff Kwolek, Cornelius Kostelyk, Robert Smith, Joshua Lawrence, Jim Onik and Rich Mulder.

**NO HOMEOWNERS OR TOWN VISITORS**

**MINUTES FOR OCTOBER 16, 2017 BOARD MEETING**

* Under common areas and landscape, the tree nuisance is on Durbin Ct. and not Hanley Ln.
* Mr. Onik made a motion to accept the minutes with the above amendment and

Mr. Mulder seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT**

* Received $528.75 bill from our attorney.
* Received $2,882 final bill from Season's. The budget for grass cutting went over by approximately $1,000. Vice President Kostelyk made a motion for funds from tree trimming be transferred to grass cutting to make up the difference. President Lawrence seconded the motion and motion passed unanimously.
* Mr. Onik ordered 1,000 envelopes for mailing assessment notices and other official business.
* Received $164 bill for purchase of magnets to be mailed with assessment notices.
* Received bill for $24.04 for website fee.
* Mr. Onik contacted our attorney to have him draft a letter to the 25 delinquent homeowners. A copy of that letter will be sent to the board members for review.
* Mrs. Blair made a motion to accept the treasurer's report and Mr. Kwolek seconded the motion. Motion passed unanimously.

**COMMON AREAS AND LANDSCAPING**

* President Lawrence obtained 4 written estimates for removal of the tree in the common area behind 8803 Durbin Ct. Estimates ranged from $900 by Priced Rite Tree Service, $600 by Clemon's Tree Experts and Cam's Tree Service and $575 by Hodge Tree service. Mr. Kwolek made a motion to accept Clemon's Tree Experts estimate and Vice President Kostelyk seconded the motion. Motion passed unanimously.
* Four beavers were removed from the waterway by Tree branch pond. An individual contracted by Town of Schererville assisted with the removal.
* Mr. Smith contacted Public Works and they were able to clear out the culvert by Timberleaf pond.

**PONDS**

* President Lawrence received an email from a lake and pond biologist from Chesterton that deals with pond maintenance. He will contact the company and ask them to provide a written estimate.
* Mr. Onik made a suggestion of using solar lights to illuminate the entrance signs but need further information.

**COMMUNICATION**

* Mr. Mulder informed the board that the domain name with the registrar expires at the end of the year. He has attempted to contact the original website manager but has been unsuccessful. Mr. Mulder will attempt to get the domain name placed under our account.
* Mr. Mulder is looking into possibly changing the layout/design of the website.

**OLD BUSINESS**

* Board member Elizabeth Sengupta will be rejoining the board in the New Year and Mr. Onik will provide her with a list of new homeowners to welcome.

**NEW BUSINESS**

* Considering clarifying the parking of commercial vehicles in the subdivision by weight and dimensions. Vice President Kostelyk and Mr. Mulder will gather more information on this issue.
* Revise the number of necessary board members. President Lawrence made a motion to decrease the board members to a minimum of 5 and maximum of 12 with the maximum present being a quorum and Vice President Kostelyk seconded the motion. Motion passed

unanimously.

* Due to poor attendance of homeowners at the annual meeting, President Lawrence made a motion that the minimum number of homeowners at the annual meeting be eliminated and be conducted like other monthly meetings and Mr. Onik seconded the motion. Motion passed unanimously pending verification of legitimacy from our attorney.
* Considering elimination of term limits if no other individuals volunteer. Mr. Onik made a motion to eliminate the tenure clause with deference for new members and Vice President Kostelyk seconded the motion. Motion passed unanimously.
* Tentative projects include tree cuttings, grounds cleaning, and improvement of markers for park entrances.
* Considering a Facebook page so that residents can make suggestions for what home improvements they would like to see in the subdivision.

**ADJOURN**

* Mrs. Blair made a motion to adjourn the meeting and Mr. Onik seconded the motion. Motion passed unanimously. Meeting adjourned at 8:33pm
* The next monthly board meeting will be December 18, 2017- 7:00pm at Rosati's.