PINE ISLAND RIDGE COMMUNITY ASSOCIATION
MONTHLY BOARD MEETING
JULY 20, 2026

ATTENDANCE: Yolla Blair, Joshua Lawrence, Bryan Schuch, Jim Onik and John Brock. Shaun Taber gave his proxy vote to Bryan Schuch and Kelly Carrington gave her proxy vote to Joshua Lawrence.

HOMEOWNERS: Lisa Morales, D'Ann Habas, Kurt Kroeger, Melanie Christy and Andrea and Sean Eizenga.

Mr. Brock made a motion to begin the meeting with the homeowner's comments so that they would not have to sit through the whole meeting before being able to speak. Mr. Schuch seconded the motion and the motion passed unanimously.

OPEN FORUM

- Mr. and Mrs. Eizenga's home backs up to the playground and they have had flooding in their basement on 4 different occasions. They have brought this issue to the Town of Schererville. Mr. Lawrence stated that he has spoken to a town official and has given them a verbal approval to come onto the easement for a visual assessment.
- Mrs. Habas stated that she unknowingly was in violation of erecting a metal shed on her property. She had spoken with Mrs. Carrington and received a rejection letter for the metal shed. Mrs. Habas would like to remedy the violation and wanted to know if there were any solutions. Mr. Lawrence stated that PIRCA is trying to maintain a certain reasonable standard in the subdivision where it concerns fencing and accessory buildings on properties.

Mr. Lawrence stated that he was not happy with the behavior of board members at the last meeting and asked that individuals conduct themselves in a professional manner. He reminded board members that they are there to do what's right for the community and not for personal reasons. He also asked that if someone has an idea for something then it needs to be brought to a quorum and not be discussed outside that timeframe.

MONTHLY BOARD MINUTES FROM JULY 20, 2026

In regards to the special meeting minutes, Mr. Lawrence said that he did not state that the current offer by the homeowner undervalues the property and is inconsequential to PIRCA financially. He stated that such a small sum offers no real benefit to the

association as a whole but opens up numerous potential issues and liabilities. Mr.Schuch made a motion to accept the special meeting minutes with the above amendment and Mr. Lawrence seconded the motion. The motion passed unanimously. With regards to the monthly minutes, Mr. Taber will create the project tracker and Mr. Schuch made the motion to accept Golden Trees Landscaping bid and Mr. Lawrence seconded the motion. Mr. Schuch made a motion to accept the minutes with the above amendments and Mr. Lawrence seconded the motion. The motion passed unanimously.

TREASURER'S REPORT JULY 2026

- The following bills have been paid: NIPSCO $712.27, Google $8.40, Ewing Power Supply $40.17 (part for fountain in Timber Leaf pond), Golden Tree $8,100.00 (½ payment for mulch project), postage $88.96, Beary Landscape $3,560.74 (July), Kuiper, Austgen $412.50, Go Daddy $251.89 and Shaun Taber $55.61 (blacktop for bridge). Mrs. Blair made a motion to accept the treasurer's report and Mr. Schuch seconded the motion. The motion passed unanimously.

PONDS

- Mr. Onik has turned off the fountain in Timber Leaf pond because it is not functioning properly. Mr. Lawrence believes we need to have an electrician check out the electrical box. It may need to be relocated and Mr. Schuch stated he can have an electrician look at it.
- Mr. Brock met with homeowner Bob Smith who showed him a video of rushing water in the culvert behind his home and questioned whether the increase may be due to the changes in the farm field which is causing the erosion underneath the bridge off of 86th Pl and Clark Pl. There was a previous estimate of $65,000.00 to repair the bridge. Mr. Schuch stated that his neighbor does excavation and will ask him to look at the bridge and see what can be done.
- For a future project, Mr. Taber will be obtaining an estimate for riprap around Tree Branch pond.
- Consideration for a future project is dredging Tree Branch pond to make it deeper.

COMMON AREAS AND LANDSCAPING

- The mats have been installed at the south playground.
- Mr. Taber was to address the missed mowing area by the 93rd common area.
- Mr. Onik will contact Beary Landscape to notify them of weeds in the north playground.

- It is unknown if Mr. Taber removed graffiti in the playground.
- Golden Trees Landscaping will begin placement of the mulch on July 28th.

COMPLIANCE

- Mrs. Carrington has volunteered her time to address compliance issues and has support of the board. There are standards that need to be reasonable, upheld and uniformly enforced.
- Mrs. Carrington has been mailing violation letters through certified mail and some board members are concerned with the cost. Mr. Schuch made a motion to continue working on the progress to refine the system of payment and Mr. Brock stated we need a report to determine the cost effectiveness. It was decided to table the discussion for next month to include Mrs. Carrington.
- 8642 Durbin Ln was given notice to resolve the issue of encroachment on the common area within 72hrs and this has not been done. Mr. Lawrence made a motion for Mrs. Carrington to enforce the correction of the violation. There was no seconding of the motion. Mr. Brock made a motion to table the discussion until Mr. Taber was present.

ARC

- A deck was approved.

COMMUNICATION

- No new business.

OLD BUSINESS

- Mr. Lawrence has asked board members of their opinion about a price if it were to sell common areas. Mr. Lawrence suggested the price be based on 30% of the budget's operating cost and Mr. Schuch suggested fair market value plus 25%. Mrs. Blair stated she was totally opposed to the sale of common area and Mr. Brock stated he was unsure if it was even legal to sell common area land.
- Mr. Lawrence stated he would write up a policy for potential sale of common area but it does not necessarily mean we would sell the land.
- Mr. Lawrence made a motion to set the threshold for consideration of selling common area land at $21,000.00. Mr. Brock, Mr, Lawrence and Mrs. Blair voted yes and Mr. Onik and Mr. Schuch voted no. Motion passed.

NEW BUSINESS

- Kurt Krueger is interested in joining the board. He has been accepted.
- Melanie Christy is interested in joining the board. She has been accepted.

ADJOURN

- Mr. Flores made a motion to adjourn and Mr. Lawrence seconded the motion. The motion passed unanimously.
- The next monthly meeting is August 17, 2026- 7:00pm at Rosati's.