PINE ISLAND RIDGE COMMUNITY ASSOCIATION
MONTHLY BOARD MEETING
SEPTEMBER 21, 2026

The meeting was started at 7:00pm

ATTENDANCE: Kurt Krueger, Joshua Lawrence, Shaun Taber, Jim Onik, D'Ann Habas, Yolla Blair, Melanie Christy and John Brock.

Bryan Schuch has given his proxy vote to Shaun Taber.

Attorney Tim Kuiper is present for the meeting.

HOMEOWNERS: Katie Kasper and Cathy Hojnacki.

Mr. Lawrence began the meeting by reviewing the email that was received and contained the following summarized points:
1.PIRCA vendors should have a general waiver of liability and if possible an insurance certificate with PIRCA as an additional insurance provided prior to performing contact work.
2. There should be a general waiver of liability signed by individuals working on common areas and there should be a general direction given to these individuals by the President of the Board.
3. Indiana Code 23-17-12-14 allows remaining Board Members to fill a vacancy by majority vote. Vacancies can be filled by a resignation. The election of board positions when the term is expired still has to follow the procedure provided in Article IX of the Bylaws.
4.While it is not prohibited, it is not recommended practice to have Board Members provide services that receive payment from PIRCA. It is perceived as a conflict of interest or breach of trust and subjects the Board to unwarranted scrutiny.
5. Common areas have restrictions. Individuals are not allowed to place improvements (portable or fixed) on Common Areas.
6. Easements may be utilized by the property owner unless it violates/interferes with the easement holder rights. Typically the easement restricts permanent structures. Any property owner utilizing or improving the easement area is subject to any easement holder (i.e. utility company) coming onto their property

and removing and/or destroying improvements without compensation to the property owner in the exercise of using the easement.
7. Signs should be posted prohibiting swimming or other activities on the water/ice. It is not recommended practice to allow use at your own risk as children and others can't consent until they are 18 and it puts PIRCA at significant risk.

Mr. Lawrence made a motion to accept the above points as PIRCA's operating procedures and Ms. Christy seconded the motion. The motion passed unanimously.

Mr. Taber, residing at 8642 Durbin Ln. has removed the trampoline from the common area and acknowledged the fire pit and other structures remain.
Mr. Lawrence made a motion to enforce the removal of all items encroaching on the common area and restore it to its original state. Mr. Krueger seconded the motion. Mr. Brock, Ms. Christy and Mrs. Blair voted yes. Mrs. Habas abstained. Mr. Onik and Mr. Taber voted no. Motion passed.

Mr. Taber stated he will restore the common area to its original state by October 20, 2026.

MONTHLY BOARD MINUTES FROM AUGUST 17, 2026

- Mr. Krueger made a motion to accept the minutes and Ms. Christy seconded the motion. The motion passed unanimously.

TREASURER'S REPORT SEPTEMBER 2026

- The following bills have been paid: NIPSCO $493.72, Google $8.40, Beary Landscaping $3, 539.00 (Sept.) and Austgen, Kuiper $162.50.
- Our attorney collected $155.00 and $2,128.73.
- Mr. Onik is directing individuals to contact our attorney for the correct amount due for late payments.
- Mr. Brock made a motion to accept the treasurer's report and Mr. Taber seconded the motion. The motion passed unanimously.

PONDS

- Mr. Lawrence will contact the Public Works Director for the timetable on the culvert repair atTimber Leaf pond.

- The Board is looking into adding riprap around Tree Branch pond. Bids were received from Lakefront Solutions ($68,700.00) and Dean's Landscaping (~ $83,000.00). Need to verify if dredging is included in the price from Lakefront Solutions. The goal would be to bring the riprap level above the erosion level.
- There is a questioning of whether the whole pond needs to have riprap added or just sections of it. Mr. Brock suggested that a special assessment may be needed to complete such a project.

COMMON AREAS AND LANDSCAPING

- The project of placing rubber mulch around flower beds and playgrounds by Golden Tree Landscaping has not been completed due to shortage of materials. The company is asking for additional payment to complete the project for gas and machinery. The Board has not been satisfied with the results so far because of ruts in the grass area at Twin lakes pond, lack of placing weed barriers under mulch and bringing in the borders of the playground area. Mr. Onik does not believe it is necessary to apply the weed barrier because as the mulch gets moved around the barrier usually moves out of place. Mr. Onik also stated that 8 tons of rubber mulch was supplied for the landscaping company and he is not sure where it was placed.
- Ms. Christy believes that if no weed barrier was placed then the cost should be deducted from the bill.
- Mr. Taber stated that the Board should abide by the original agreement and order the extra mulch needed to complete the project. Approximate cost for the additional rubber mulch would be $17,000.00. 11.25 tons of blue rubber mulch and 67 tons of brown mulch is needed. Mr. Brock made a request to empower the Vice President, Shaun Taber, to negotiate with Golden Tree Landscaping to complete the project and the total should not exceed $17,000.00 which includes material and labor.
- Mr. Taber asked to revisit the idea of repairing/replacing the bridges in the subdivision. The cost would vary between $40,000.00- $80,000.00.
- There is a downed tree in Timber Leaf pond and the Board is seeking out quotes for its removal. Mrs. Habas stated she may be able to contact someone for a quote.
- There is graffiti on the playground equipment in the south common area. Serv Pro and Blue Stream Power Service will be contacted for quotes.

- A circuit breaker for the electrical box at Timber leaf pond has been ordered as well as lights and timers by the entrance signage.

COMPLIANCE

- 8922 Mathews St. Debris in the front yard has been removed.
- 4880 85th Ln Mr. Lawrence made a motion to send a violation letter and Mr. Krueger seconded the motion. Motion passed.
- 5220 W. 85th Pl. Mr. Lawrence made a motion to send a violation letter and Mr. Krueger seconded the motion. Motion passed.

ARC

- The issue with the fence encroaching ~30ft in the common area has been resolved.
- Mr. Lawrence believes the board should make it a stipulation for homeowners to repair the culvert in front of their residence when the driveway is repaired.

COMMUNICATION

- The fall newsletter along with the proxy vote and proposed budget will be mailed soon.
- Mr. Lawrence made a motion to accept the proposed budget with an increase in the assessment to $150.00 and Mr. Krueger seconded the motion. The motion passed unanimously.
- Mrs. Habas has been placed in charge of updating PIRCA's Facebook page.

OPEN FORUM

- Mrs Kasper would like to donate $1,000.00 for a bench with a memorial plaque to be placed by Twin Lakes. Mrs. Habas will provide information on recycled benches to Mrs. Kasper.
- Mrs. Hojnacki asked about when the tree in Timber leaf pond will be removed. She was told the Board is in the process of getting quotes from tree services.

ADJOURN

- Mr. Lawrence made a motion to adjourn and Mr. Krueger seconded the motion. The motion passed unanimously.
- The next monthly board meeting is October 20, 2026- 6:00pm at Schererville Town Hall. The annual meeting will begin at 7:00pm.