**BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**April 21, 2016**

**Lake County Public Library, Dyer-Schererville Branch**

Minutes

**Meeting called to order by President Ralph Flens at 6:30 pm**

**Pledge of Allegiance led by Director Ron Szikora**

**Ground Rules –Save all questions and comments until end of meeting**

**Approval of Minutes from January 21, 2016 Board Meeting**

Secretary Tom Whiteley made a motion to approve the minutes and was seconded by Ron. Unanimous approval.

**Treasurer’s Report**

Joe Arias provided a 3page treasurer’s report highlighting April’s 2016 YTD income.

There were 3 major expenditures this year from the Capital Reserves: 1) 2nd of 3 phases for painting. 2)Final phase of Seal coating with Eco-friendly product was slightly over budget. 3) Cedar mulch applied.

Joe, also, provided flow sheets indicating YTD water and YTD electric expenses.

Our financial health remains strong.

**Goose Deterrent Fencing**—Joe Arias reported that none of the suggested methods—planting of vegetation, hiring of a dog patrol nor swans—would be practical or cost effective. Joe suggested that our plan be “Goose D-Fence System” which would provide a nylon wire fencing around the perimeter of the pond. It could be set up easily and the total expense would be less than $1,000. Board action included a motion by Ron and seconded by Ralph to purchase and install the system. The motion was unanimously approved.

**HOA Board Election Process**—Joe again brought up changing Board terms, but Peter Bylen stated that no action was needed and that we were in compliance with State Law.

**Amendment Status**

Peter Bylen reported on the status of the three amendments. Amendment #1 is in need of 17 more consents for approval. Amendment #2 is in need of 24, and amendment #3 is in need of 44.

**No Coal Tar Sealant of Driveways & Painting Projects**

Ralph reported that sealing would start in June and a schedule will be sent to all home owners. The 2nd phase of painting will, also, begin in June. 43 homes will be painted this year.

**First American Management Report by Peter Bylen**

Residential Changes—2 closings since last meeting at 843 Manistee and at 1379 Charlevoix.

ARC modification requests—6 approvals and 3 pending

3 rule violations

**Dates of 2016 Board Meetings**

All meetings are on the 3rd Thursday of the month at 6:30

July 21, October 20 and November 17 (annual meeting)

**2016 Garage sale will be held on Saturday, August 20 8am to 2pm**

**New Business**

Joe presented a flow chart on the HOA cost of insurance from 2006 to 2015. FYI since 2006 the cost has nearly doubled.

FYI Ron suggested that residents have an inspection of dryer vents.

**Board Adournment**

The meeting was adjourned at 7:29 pm

Submitted by Tom Whiteley (Secretary)