**BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**January 14, 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

Announcement of 2016 Board of Directors

 President- Ralph Flens

 Vice President-Open

 Treasurer-Joe Arias

 Secretary-Tom Whiteley

 Director- Nick DeLaurentis

 Director-Ron Szikora

Approval of Minutes from October 15, 2015 Board Meeting

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

Amendment Status

Peter Bylen announced that there was no change since December 2015 and suggested that a possible door-to-door canvas might be needed.

Joe has available a spreadsheet of 10-15 names to be contacted. New homeowners are signing and returning amendments. It is longer residents that need to be encouraged to sign.

Treasurer’s Report

Joe Arias provided a 3 paged year-end summary report of finances for 2015. All bills have been paid and the checking account shows $67,662.00. Capital reserves are strong at $94,933.00. Joe also provided spreadsheets for total income the last 4 years, operating services, water and electrical expenses. Financial health remains strong and positive.

1st American Management Report

Peter Bylen reported that three (3) residential changes have closed since our last meeting. Delinquencies totaled $7,489.12. Three (3) ARC Modification Requests were approved. Four (4) violation letters were sent to offending homeowners.

Peter, also, reported on House Bill 1286. Basically, Briar Cove is in compliance. One previous concern was that the Bill calls for Directors’ terms of office to be for one year only. Representative Mosely, however, said that this would not affect our Board since we have staggered terms of office.

Approval of Recent Rule Changes

Joe Arias made a motion involving a rule *change about* plantings on homeowners’ property. Planting of vegetable gardens is not allowed in the front of homes, only in the backyards, provided that they do not interfere with lawn maintenance. The motion was seconded by Ralph Flens and unanimously approved.

Also, discussed was the issue of the strip of land between some homes. In some places the rock needs to be replaced with grass.

Approval of Vendors

The following list of vendors was approved for 2016: MasterCut/Forever Green, Thomas Irrigation, Aquatic Weed, Rocky’s Blacktop, Vandernolen Painting and We-Ponds (Rip Rap).

Approval of Briar Cove Committees

The following list of Briar Cove Committees and their chairpersons was approved.ARC—Bill Sliepka, Finance & Budget—Joe Arias, Landscaping & Beautification—Sue Arias, Nominating—Nick DeLaurentis, Rules—Joe Arias Social & Welcoming—Kathy Skurauskis, Website—Jay Popp and Kathy Skurauskis

Ethics Statement

The Ethics Statement for the Board of Directors was presented to be signed by members.

Important dates for 2016 were announced.

 Board meetings: April 21, July 21, October 20. All at 6:30pm

 Annual meeting: November 17

 Garage Sale: August 20 8am to 2pm

There was no new business presented by the Board to be discussed.

Open Session:

The following were discussed: 1) gutter cleaning and who is responsible, 2) the planting of the replacement of dying lot line trees with bushes, and 3) the reoccurring problem with geese. Three possible solution to the problem were presented: 1) planting of vegetation around the pond, 2) swan(s) on pond and 3) dog patrols.

Board Adjournment

 The meeting was adjourned at 7:25pm

 Tom Whiteley, Secretary