

Briar Cove Paired Cottages Association Quarterly Meeting

August 17, 2023 @6:00pm

Lake County Public Library, Dyer-Schererville Branch

**ATTENDEES: ALLEN JONGSMA, PRESIDENT, MARK HENSON, VICE PRESIDENT,
RALPH FLENS, DIRECTOR, JAY POPP, DIRECTOR, DRU BOCEK, SECRETARY,
KEVIN SCHWARTZ, SUZANNE ROVAI, RESOUCRE MANAGEMENT**

President Allen Jongsma called the meeting to order at 6:00 pm.

After Vice President, Mark Henson led the group in the Pledge of Allegiance, Allen went over the ground rules for the meeting and introduced the board members and representatives from Resource Management.

Minutes from the quarterly meeting was read by Dru Bocek and approved.

The Committee reports were as follows:

Welcome Committee – Anne Whitley thanked Allen for putting the names of the new residents in the newsletter. Sue and Anne have visited 4 new residents and all agree they like Briar Cove and the people who live here.

She also announced that both will be retiring and turning over the Welcome Committee to Kathy Skurauskis, a 10-year resident and Donna Lamoureux, a 2-year resident.

Finance Committee – Ralph Flens reported that year to date, overall expenses are within budget, except pest control to date which are over budget due to the mole issues.

We have been unable to compare the water bill from 2022 vs 2023) as we did not receive a 2022 until later in the year. To date, \$6,013.17 paid out for water. The irrigation system was activated on 5/25/23. Looking forward to reviewing the savings resulted from switching to 2x per week as opposed to 3x.

To date, \$36,000.00 has been paid towards the painting project in 2023.

As of end of July, there is a cash balance of \$136,991.02 compared to a cash balance of \$101,382.17 end of July 2022. The monthly cash balances from year to year will vary due to when the bills arrive and paid.

Updated balance sheet as of 8/11/23 shows cash balance of \$142,594.88.

Landscape Committee – Chris Popp reported they have seen overall improvement due to the much-needed rain. A resident has reported the walking path needs attention due to overgrown and downed trees blocking the pathway. Mastercut has agreed to begin working on it.

They have been working on ways to dress up the lighthouse entrance but with no water source, are considering other options other than live plants. They will decorate the entrances for Christmas and may also do something for Halloween. Any residents who want to donate unwanted items would be appreciated.

ARC Committee – Jay Popp spoke for Bill Sliepa who was not in attendance.

The committee has received requests mostly for new roofs and windows.

Garage Sale – Dru Bocek reported that there were 41 participants in this year's garage sale, a big increase from last years 28. She also stressed that anyone who wants to participate should also list their individual sales with items they are particularly interested in selling. Via Facebook, Marketplace, Garage Sale Finder, Yard Sale Finder etc.

Resource Management

Suzanne Rovai reported there were 14 ARC requests, mostly for new roofs.

Homes sold so far are 4 with 2 still pending.

She still needs a few more names to get the dryer vent cleaning done. She will collect names until the end of August. Suzanne reminded residents to please fill out the emergency contact information, especially if living alone.

Kevin Schwartz from Resource Management spoke about the proposed amendment to restrict the growing number of rental properties in our subdivision. He said that Northwest Indiana is attractive to rental companies who have expendable cash. The lower home values in Indiana plus our low \$155.00 monthly maintenance fees look good to an investor.

The proposal is to restrict owner occupancy to 3 years before it can be rented and overall rentals to be no more than 10. There is a hardship provision that can be approved by the board after the total 10 has been reached, based on death in the family, military leave, or job relocation.

This restriction does not affect current owners, only once the property has been sold do the restrictions come into place.

Various residents asked questions, why the number 10, to which Kevin answer 10% would be 27 which the board determined was too many. He stressed the need to get 75% "yes" votes which is 204 owners to get this approved. The final vote will be at the November meeting. Residents can send in their proxy votes if they are unable to attend. Initially we have 18 months to get this done, but don't want to wait.

An emergency meeting can also be called just for the vote if needed. Kevin also said there was no "cap" on the hardship clause. Owners will be required to make sure all renters are aware of the covenants and restrictions.

Residents asked if this allowed "Section 8" housing to which Kevin said "No", it also restricts any possible "B & B's, or any short-term rentals.

Suzanne Rovai said she'll be keeping a spreadsheet to keep track of the votes.

Kevin asked those present to vote at today's meeting and turn it in to Suzanne. All residence will receive it in the mail in an 9x12 pre-labeled envelope.

Allen urged those present to please talk to their neighbors to help get the votes we need.

Motion to delete article XI, Section 8, titled "Leasing Restrictions" in its entirety was approved.

Motion was made and approved for Fifth amendment to the Declaration of Covenants, Conditions, Restrictions; and Easements for Briar Cove Paired Cottage Association.

Allen asked walkers to please report anything unusual to Resource Management such as broken sprinkler heads.

Briar Cove residents should also report any incidences of cars running the 213th stop sign to the Town of Schererville police department.

Mark Henson gave an update on the painting project. Fineline Painting is so far in 2023 on schedule.

Phase 1 is nearly completed with Phase 2 estimated being done 2023.

Jay Popp reminded all attendees that it's been 20 years since most of the units have been built, there are going to be ongoing maintenance projects.

A resident suggested the board get a microphone so everyone can better hear during the meeting.

Various residents addressed their concerns about their landscape issues, that they have seen small children playing near the pond and by the waterfall, and visitors have walked around the pond, crossing through their yards.

Allen said to report all issues to Resource Management.

Allen Jongsma adjourned the meeting at 7:20pm.

Submitted by Dru Bocek, Secretary.