**BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**July 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 April 21, 2016 Board Meeting**

Secretary Tom Whiteley made a motion to approve the minutes. Board approved unanimously.

**Treasurer’s Report**

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

To date there were 4 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.

4) 8 driveways repaired.

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

Our financial health continues to remain strong.

**Rules/Dog Breeds and Requests to Modify Rules**

Ralph mentioned an incident in the neighborhood with a banned dog. Owners were notified of the nuisance and the dog was removed. There was discussion concerning the allowance of mixed breed dogs and the new Olthoff guidelines concerning dogs. Further discussion at a later date will be continued.

There was also discussion concerning what items/decorations are allowed in the front of each property. The topic was tabled for a later date.

**Goose Deterrent Fencing**—Joe Arias reported that the “Goose D-Fence System” has been installed and appears to be working successfully to date. There has been one break in the line and a spool needs to replaced.

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

In November there will be 2 seats open on the Board. Residents are being encouraged to apply for election.

**Amendment Status**

Peter Bylen reported on the status of the three amendments. All three have the necessary votes for approval.

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

Ralph reported that 108 driveways have been resealed and 10 are currently undergoing repairs.

House painting is continuing and weather permitting, is expected to be finished by the first part of August.

**INSTALLATION OF RipRap around the Pond**.

The vendor promised installation of RipRap beginning late July or August.

**First American Management Report by Peter Bylen**

Residential Changes—6 closings since last meeting.

ARC modification requests—11 approvals

9 rule violations

Update of House Bill 1286—Peter reported that there would be no changes affecting Briar Cove

**Dates of 2016 Board Meetings**

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

October 20 and November 17 (annual meeting)

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

**New Business**

The pond’s aerator still has not been repaired/replaced. The vendor has continuously been notified.

The Town of Dyer has been notified that the weeds/ grasses at the Ludington entrance along 213 St. need to be cut.

**Board Adjournment**

The meeting was adjourned at 7:46 pm

Submitted by Tom Whiteley (Secretary)