

BRIAR COVE PAIRED COTTAGES HOMEOWNERS' ASSOCIATION QUARTERLY MEETING

AUGUST 15, 2024 @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

SUSAN ROVAI, RESOURCE MANAGEMENT

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

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 representative from Ardsley Management a/k/a Resource Management.

Allen reminded residents to please contact Resource Management with their contact information and ask to be on the phone tree, especially any residents who live alone.

Committee Reports

ARC – Jay Popp

Jay talked about the 5 members of the ARC committee who keep in touch via email. Their mission is to keep the community in order and uniform to maintain the high property value we enjoy. They advise on any maintenance issues concerning the grass cutting, sprinkler system, landscaping, roof, window and door replacement, driveway repairs.

ARC doesn't tell residents who to use, just stresses the importance of using known vendors who are licensed, bonded and insured with the Town of Schererville. On average residents replace the roof at on or about 20 years when asked by a resident what was the normal time frame.

FINANCE – Ralph Flens

Ralph was happy to report we've been able to put funds every month to build up the capital reserve fund. But, of course, all depending on what happens this winter with snow removal, that might change. We've been lucky the last 2 years having not paid hardly anything out for that.

We are currently over budget for the administrative fees (copies, postage), ground care, and pond maintenance.

The income through 7/31/24 was \$45,260.48. Year to date - \$314,256.33. which is on track with the budgeted amount overall.

GARAGE SALE COMMITTEE – Dru Bocek

Dru reported on the August 10 annual garage sale. We had 30 participants, which was a little down from the previous year, but everyone was happy with the turnout.

LANDSCAPE COMMITTEE – Chris Popp, Tom Molnar, Mary Szikora, Gary Everhart, Lee & Dawn Buss.

Jay Popp gave the report on behalf of his wife, Chris Popp.

Their mission is to monitor the appearance of the common landscaped areas in Briar Cove: main entrance, center island, waterfall area, Lundington entrance and walking path. They make improvements as needed, do planting of annuals, trimming, weeding, and clean up.

This season they replaced some old boxwoods with junipers and a red bush, planted clusters of begonias in the waterfall area.

NOMINATING COMMITTEE – Jay Popp

Jay reported on the duties of the nominating committee whose job is to review candidates for board members. They want to ensure the candidate is a member in good standing and has no outside agenda. It's the board members who meet with contractors, go over the contracts, determine budgets for the expenses, help resolve issues within Briar Cove for everyone.

WELCOME COMMITTEE – DONNA LAMOUREUX, KATHLEEN SKURAUSKIS, DIANE CAROL

Donna reported there are 5 new owners, they have met with 2 of them. They give each new resident a welcome basket, newsletter and answer any questions about the rules and regulations at Briar Cove.

Ardsley Management a/k/a Resource Management – Suzanne Rovai

Suzanne reported that regarding call back from them, her assistant Linda will answer any questions if she can or will call back within 24 business hours.

There are 5 new owners plus 3 more for sale, all above \$300k.

There have been 17 requests for roof replacement, all except one was approved.

Currently, 6 units are being rented. 10 is the maximum number allowed unless approved by the board. All renters must abide by the rules and regulations and a copy of the lease must be filed with Resource.

Any violations by renters be sent to the landlord, first a violation letter, 2nd – process letter and then legal action.

There are 96 votes in favor of the bylaw change and 2 nos.

Ardsley Management is the owner of Resource Management, and the name change is occurring over the next few months.

Suzanne answered a resident question concerning Surf Internet which has been installed in Briar Cove. Surf Internet is part of AT & T, a new faster fiber optic company.

Resident complained about not getting any notice from the painter. Suzanne said all complaints need to go through Resource.

Allen reported on the plans for the rest of 2024.

Phase 3 of the painting in progress and will be completed this year.

Mulching of all units completed.

Phase 1 of the driveway sealing has been completed.

Driveways repairs will start soon.

Bush trimming has not been completed.

The Annual Meeting will take place November 21@7pm, at Crossroads Church.

The meeting adjourned at 7;02pm.

Submitted by Dru Bocek, Secretary