

Briar Cove Paired Cottage Homeowners Association Annual Meeting

November 16, 2023, 7:00pm

Annual meeting was called to order by President, Allen Jongsma at 7:00pm.

Vice President, Mark Henson led the group in the Pledge of Allegiance.

President Allen Jongsma introduced the board members., Vice-President Mark Henson, Director Ralph Flens, Director Jay Popp and Secretary, Dru. Bocek.

Kevin Schwarz introduced the Resource Management staff, Kevin Schwarz, President, Suzanne Rovai, Dawn Rogers, Pam Wisler and Terry Plesha.

Ralph Flens introduced the town officials from Schererville. Dyer officials were unable to attend.

Present were Jim Gorman, Town Manager, Andrew Hanson, Director of Operations, and

Chad Nondorf, Director of Public Works.

Jim Gorman gave an update of what's coming to Schererville soon. It's expected that the last phase of the Pensay Trail should be completed by Spring 2024.

Stan's Donuts will be built on the out lot in front of the Old Menards (Last Chance, Planet Fitness etc.)

The Teibel's walking trail will be connected to Janice Drive.

The old Bed, Bath & Beyond will be converted to 3 stores, Barnes & Noble, The Buckle, and Victoria Secret.

Chad Nondorf, Public works Director reported that they were working on clearing the trees and brush on 213th St., to create better site lines for drivers.

A resident requested that the pampas grass by the Luddington entrance be cut back since it blocks the entrance.

The town promised to have it cut back.

A resident wanted to know why there are no sidewalks on 213th. It was explained that due to the deep drop off of the ditches on both sides and the fact it's wetlands and protected, it's not allowed.

Numerous residents complained about the speeding and running the stop sign issues on 213th St.

They were advised to report it to the Schererville Police.

Minutes were read by Dru Bocek of the November 17, 2022 Annual Meeting, then approved.

Financial report by Ralph Flens to approve the 2024 budget and the raising of the monthly fee to \$165.00 was approved.

Kevin Schwarz from Resource Management reported on the approval of the proposed rent restrictions.

208 "yes" ballots were received, 4 over the required 204 votes needed to pass. Once it has been recorded, it becomes official immediately. The new restrictions restrict rental units to a total of 10.

Any other rentals will be based on the approval of the board. Any renter is held to the same standards of an owner, and this must be included in the lease. One of the main reasons for the restrictions are to keep investors out with the 3-year owner occupancy requirement. The landlord (owner) can pass on any fines to the tenants for breaking the rules. Letters for violations go to both parties but the owner is the one who can be sued.

The current website for Briar Cove has the bylaws, covenants, and restrictions available, but individuals can also request copies be sent by contacting Resource Management.

Dru Bocek was re-elected to the board.

Bill Sliepka gave the ARC report. He has received 30 requests out of which all but 1 was approved.

Many requests are for roof replacement (15) with the remainder windows and patio replacement.

He asked residents to please be as detailed as possible when filing out the request forms and allow 2-3 days for approval.

Chris Popp from the Landscape Committee reported on the continuing maintenance and upgrades to both front entrances, waterfall, water fountain, and walking path. They will continue to provide seasonal decorations and, in the spring, should see daffodils they planted.

Donna Lamoureux of the Welcome Committee reported 2 new residents on Charlevoix. One on Grand Haven and 1 on Traverse City, a total of 5 in all.

Dru Bocek reported on the successful garage sale with 41 homes participating; She asked residents to please post on the various free websites if they have special items they want to advertise for sale.

Mark Henson reported on the Paint Project. Phases 1 and 2 are completed with Phase 3 finishing up in 2024. He also announced the continuation of driveway sealing and repair in 2024 as well as new mulch for all homes.

A resident asked that all of us please look out for each other. While he was walking, he notices a man lying on his garage floor, unable to get up. He was able to call 911 and get him help, but how many cars had passed by and never noticed he was in trouble.

Allen urged residents to please give Resource Management their emergency contact information.

Another resident requested that Mastercut change their rotation when cutting the grass. It was suggested to Mastercut to try this, but it hard to do since they have a set routine to do things.

The meeting was adjourned at 8:08pm.

Submitted by Dru Bocek, Secretary.