**BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**April 20, 2017**

**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 January 19, 2017 Board Meeting**

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

**Treasurer’s Report**

Treasurer Joe Arias submitted a 3 page report highlighting March income of $34,167 and expenditures of $14,183. The year-to-date income is $112,395 with expenditures of 30,115.

There are 2 major expenditures planned for 2017 from the Capital Reserves: 1) the 3rd and last phase of scheduled painting with $22,00 budgeted. 2) RipRap repair of pond outlet ($9,00) planned for South end of pond.

Our financial health continues to remain strong. Income is trending slightly higher and expenditures slightly lower than budgeted to date. There was also a windfall of $2,500 added to the Capital Reserves from pipe line work.

**“Goose” Deterrent Fencing**

Joe Arias reported that the fencing has, generally speaking, been very successful. At times there have been some gaps in the fence due to weather conditions and the weeping willows along the border of the pond. Those gaps have been repaired and additional spools of line have been ordered at the cost of approximately $200.

**Residential House Painting**

This year 86 homes are scheduled to be painted at the cost of $22,000.

There was discussion concerning the possibility and feasibility of painting all 272 garage doors. The cost of painting each door with 2 coats of paint would be approximately $78/door. Before this would be done, further advisements would be considered.

**Guideline/Rules Update**

President Ralph Flens gave the Board an update on newly revised BC HOA/ARC Guidelines. Included were types/colors of storm doors, use of inflatable lawn decorations, electronic fences and other minor revisions. Residents will soon be receiving copies of them.

**Windy Day**

Following the most recent extremely windy day the HOA incurred a cost of $600 to pay for the necessary, extra pick-up of trash. Residents are encouraged to put their address on grill covers and garbage cans. Also, to make certain that garbage and recycling cans are covered and not overloaded.

**First American Management Report**

Peter Bylen reported that since the last meeting there have been 2 residential closings, 6 approvals of modification requests and 2 rule violations.

**Important Dates for 2017**

All Board Meetings are on the 3rd Thursday of the month at 6:30 pm. The next ones are July 20, & October 19.

The annual meeting is Thursday, November 16 at 7pm at Crossroads Church.

The BC annual Garage Sale is the 3rd Saturday in August—August 19, 2017. 8am to 2pm.

The annual BC HOA meeting is Thursday, November 16 at 7pm at Crossroads Church. At that time, Board Elections will take place. There currently is one open position.

**New Business**

None

**Open Session**

It has been reported that there have been possible “strangers” walking through the community and to be aware of any suspicious behavior.

**Board Adjournment**

The meeting was adjourned at 7:35 pm

Submitted by Tom Whiteley (Secretary)