

BRIAR COVE PAIRED COTTAGES ASSOCIATION, INC.

Schererville & Dyer, Indiana

Annual Meeting
November 20, 2014

The meeting of the Briar Cove Paired Cottages Association was called to order at 7:05pm by President John Popp; board members present were Ralph Flens, Joseph Arias, Kathleen Skurauskis, and Ron Szikora; Peter Bylen from 1st American Management Company was also present.

A quorum was established by Peter Bylen; the number of proxies and those in attendance exceed the minimum of one-third as required in the Bylaws.

Secretary Kathleen Skurauskis read the Minutes of the 2013 Annual Meeting; a motion was made and seconded to accept the minutes as read; motion carried.

President Popp welcomed new members to the association; reminded members on the importance of submitting external modifications; reviewed three amendments under consideration; reviewed effects of weather on budget; warned homeowners of the possibility that repairs may be needed to garage fascia above door; reminded residents to inform Peter Bylen of current contact information; reminded residents of various association events; and concluded with a reminder to dog owners to clean after their pets.

Treasurer Joseph Arias provided an overview of 2014 income and expenses and then presented the budget for 2015; the monthly assessment will remain unchanged at \$115; a motion was made and seconded to accept the financial report and 2015 budget; motion carried.

President Popp called for nominations from the floor; absent additional nominations, Joseph Arias was reelected to the Board of Directors; the new Board will meet to elect its Officers.

Ralph Flens discussed plans for exterior wood trim painting and the resealing the driveways to be done in 2015.

Kathleen Skurauskis discussed the association's website.

Phil Hargarten, the association's lawn care consultant provided a report on the status of the association's turf and answered questions of homeowners.

Town officials from Schererville and Dyer provided a brief presentation and answered questions concerning new streetlamps, questions concerning the CN Railroads, information on new businesses in town and how they affect local taxes; and increased traffic patterns.

After a period of open discussion, there being no further business, the meeting adjourned at 8:36pm.

Respectfully submitted,

Paul Bylen