

BRIAR COVE PAIRED COTTAGES HOMEOWNERS' ASSOCIATION QUARTERLY MEETING

MAY 16, 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  
KEVIN SCHWARTZ, SUZANNE 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 representatives from Resource Management.

Minutes from the February 22, 2024, meeting was read by Dru Bocek and approved by the board.

Allen asked residents to please spread the word by having emergency contacts with Resource Management for residents who live alone.

#### COMMITTEE REPORTS

##### FINANCE – RALPH FLENS

Ralph reported that at the end of April 2024, cash reserves were \$183,115.37 due to the mild winter. Income to date is \$. Expenses date \$218,459.51 and expenses date \$110,851.59. The current budget is \$228,011.66 with a cash reserve of \$5000.00 with \$1000.00 going in monthly to build the cash reserves up.

Expenses are Re-mulch \$27,810.00, mowing - \$7,700.00, house painting - \$20,000.00, weed/fertilization - \$9,938.61 and administrative fees \$21,290.18 (Management fees, postage, etc.).

##### WELCOME COMMITTEE – DONNA LAMOUREUX AND KATHLEEN SKURAUSKIS

Kathy Skurauskis reported there were no new neighbors to visit, and Diane Carroll has joined the committee. They are working on putting together the "Welcome" baskets they deliver to new owners.

##### LANDSCAPE COMMITTEE = CHRIS POPP

Chris reported that they have finished the winter cleanup for the common areas. She hopes residents noticed and enjoyed the daffodils and tulips now blooming that were planted last fall.

The group patriotic bunting to the front entrance They are meeting May 20 look over the areas and making a trip to pick out new plants for all the areas, plus spraying for weeds. They are going to have Mastercut remove the tall cattails on the north end of the walking path.

#### ARC COMMITTEE – JAY POPP

Jay reported there have been many requests for new roofs. He advised residents to please talk to their neighbor how to blend the roof if both sides aren't being replaced. If the 2<sup>nd</sup> roof is done later, He reminded residents that if it's not blended in right, they might lose any warranty.

The geese problem seems to have settled down due to the new chemical around the pond that seems to be working. But this is an ongoing issue that needs constant maintenance. The chemicals are within a 60' radius of the pond.

Jay reminded residents to please keep an eye out for missing/broken sprinkler heads and report any issues to Resource. This can cause the loss of hundreds of gallons of water that we pay for in vain.

The mole issues seemed to be better. There is a mole patrol that walks the entire neighborhood a couple times a month.

Jay stressed the importance of putting in the request for approval for any outside work. This ensures the residents are bonded and insured vendors that are registered with the Town of Schererville. It is the uniformity of our units that keeps their value.

#### GARAGE SALE – DRU BOCEK

Dru confirmed the August 10 date for the annual garage sale and reminded residents to please advertise their individual sales via the free websites. Please use balloons, flags, signs to make buyers turn down any side streets for the best results.

#### RESOURCE MANAGEMENT REPORT – KEVIN SCHWARTZ , SUZANNE ROVAI

Suzanne reports there are no new sales, but she was notified of pending closings soon.

She has received 13 ARC requests, mostly for roofs, windows and sliding glass doors.

There are 6 total units on file as rentals.

Kevin reported that the name change from Resource Management to Ardsley will be a slow transition. They will be the same people in the same location as now.

The bylaw change date has been approved. There will be a nominating committee established by the board to vet new prospective board members, no nomination from the floor at the annual meeting will be allowed. He also reminded residents that 4 of the 5 current board members have their terms ending in 2025. Copies of all the changes will be made available to read. Resource will mail out the voting forms with a pre-paid stamped envelope to all residents.

Allen asked the board to approve the bylaw changes. He would see this done before the annual meeting in November.

Mark Henson reported on the painting project. Notices have been sent out; work will start on Mackinaw soon as the weather cooperates.

A resident asked the board for help in the flooding issues in his basement at 809 Manistee.

Various suggestions were made by board members. ARC committee will look at the problem.

A resident asked Kevin Scharwitz to explain the additional insured clause on his homeowner's insurance. He said this is to prevent the loss of coverage in case of lapsed or cancelled policies.

The association must be notified as a party of interest.

Residents asked what to do about trespassers on their property, especially those who own units on the pond.

Allen advised them to call the police and report it.

Allen adjourned the meeting at 6:48pm.

Submitted by Dru Bocek, Secretary.