**BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**October 20, 2016**

**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 July 21, 2016 Board Meeting**

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

**Treasurer’s Report**

Joe Arias provided a 3 page treasurer’s report comparing the income and expenses of September, 2015 with that of September 2016.

To date there were 5 major expenditures this year from the Capital Reserves: 1) 2nd of 3 phases for painting. 2) Final phase of Seal coating with Eco-friendly product was slightly over budget. 3) Cedar mulch applied.

 4) 8 driveways repaired and 5) Rip Rap repair of pond outlet. This last expenditure had not been originally budgeted for 2016.

Joe, also, provided flow sheets indicating YTD water and YTD electric expenses along with proposed budget for 2017

The $115 monthly Home Owners Assessment should remain the same for 2017

Our financial health continues to remain strong.

**Modification Request Form Change**

Ralph recommended that this be tabled to a later date.

**Survey/Rule Changes**

Ralph suggested that a community survey concerning issues be considered at a later date.

**House Painting 2016**

86 houses were painted and larger houses number were replaced in phase 2 of the project.

In addition,8 houses with rotted wood over the garage were repaired

The total cost for 2016 was $24,215---$2,000 under budget.

In 2017 in the final phase of the project 72 houses will be painted.

**INSTALLATION OF RipRap around the Pond**.

Installation of RipRap for 2016 was completed and seems to be successful.

**First American Management Report by Peter Bylen**

Residential Changes—5 closings since last meeting.

ARC modification requests—7 approvals and 1 denial.

7 rule violations

**HOA Board Election Process**

In November there will be 2 seats open on the Board. Currently there are 2 candidates—Louis Angellotti and Ralph Flens.

Residents are encouraged to apply for election.

**Dates of 2016 Board Meetings**

All meetings are on the 3rd Thursday of the month at 6:30

The annual meeting is Thursday, November 17 at Crossroads Church.

**New Business**

President Flens proposed that bids from both MasterCut and Aquatic Services be accepted. The Board unanimously approved

**Board Adjournment**

The meeting was adjourned at 7:20 pm

Submitted by Tom Whiteley (Secretary)