

BRIAR COVE PAIRED COTTAGES HOMEOWNERS' ASSOCIATION QUARTERLY MEETING

FFEBRUARY 27, 2025

LAKE COUNTY PUBLIC LIBRARY, SCHERERVILLE-DYER BRANCH

ATTENDEES: ALLEN JONGSMA, PRESIDENT, JAY POPP, VICE PRESIDENT, RALPH FLENS, DIRECTOR, RAYMOND CROSS, DIRECTOR, DRU BOCEK, SECRETARY

KEVIN SCHWARZ , SUSAN ROVAI, ARDSLEY MANAGEMENT

President Allen Jongsma called the meeting to order at 6:00pm.

Director, Jay Popp led the group in the Pledge of Alliance. Allen went over the ground rules for the meeting and introduced the board members and representatives from Ardsley Management.

A motion was passed to appoint Raymond Cross to the Briar Cove Board for the remainder of 2025 to fill a vacancy. Motion was passed to approve the Briar Cove Board Officers for 2025 as follows: Allen Jongsma, President, Vice President, Jay Popp, Ralph Flens, Director, Raymond Cross, Director, and Dru Bocek, Secretary.

Minutes from August 15, 2024, quarterly meeting was read by Dru Bocek and approved.

Mark Henson, talked about his new role in the Maintenance Committee. His job will be to oversee new vendors/contractors and be the contact person on behalf of the board.

He reminded residents to supervise any work that has been done and report any issues directly to Ardsley Management for him to review.

Residents shouldn't directly call any of the vendors. All issues must be addressed through Ardsley Management.

Jay Popp advised residents to go through Ardsley for information since board members change and Ardsley has all the records.

Motion was passed to approve the following vendors for 2025.

Black Ice for driveway sealing and repair.

Forever Green for a weed, goose and mole control.

Lake and Pond Biologists for pond maintenance.

Mastercut for lawn mowing and snow removal.

Thomas Irrigation for lawn watering.

A motion was approved for the annual Briar Cove Garage Sale to take place on August 9, 2025.

Committee Reports

FINANCE – Ralph Flens reported that overall, we are in good shape. The Finance Committee is working on building up the funds for future projects.

Jay Popp commented that the overage for postage was caused by repeat mailings due to the changes that were passed after a vote by the residents.

ARC – Jay Popp reported that most requests have been for approvals for roofs.

He advised residents that whenever possible, please do both sides of the duplexes. Any replacement windows must be the same size and use the approved grid. Any vendors being used must be licensed, bonded and insured with the Town of Schererville. Residents can call and ask for a list of approved vendors.

Any external modifications must be submitted to the ARC Committee for review and approval.

WELCOME – Diane Carroll reported that there were no closings in November 3 in December and 1 January.

Landscape – Chris Popp reported that their work will start in early summer and through October. They will meet in a few weeks to determine what survived the winter and what needs replacement. She hopes everyone enjoyed the Christmas decorations they did on the entrance. They plan to do something for Easter/Spring too.

GARAGE SALE – Dru Bocek confirmed the garage sale date of August 9, 2025, from 9:00am to 3:00pm. Setup will be the day before.

Kevin Schwartz from Ardsley Management addressed what could happen if no new board members come forward before most of the current board finishes out their terms at the end of 2025.

The board can function best with at least 3 members but only 1 if necessary. If there are no board members at all, Ardsley can continue but at a limited capacity. They cannot approve any new vendors or contracts, budget changes etc.

Worst case scenario is that Ardsley would have to contact the State of Indiana who would put the association into receivership. Indiana would make the decisions which according to Kevin no one should want this to happen.

A resident asked what to do if they spot sick/dead birds due to the bird flu epidemic.

Any concerns should be reported directly to the Town of Schererville Animal control.

Meeting was adjourned at 6:40pm by President Allen Jongsma.

Submitted by Dru Bocek, secretary.