**BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**July 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**

**Introduction of new Board Member Louis Cisneros**

**Approval of Minutes from April 20, 2017 Board Meeting**

Secretary Tom Whiteley made a motion to approve the minutes. Minor corrections were made and then the Board approved unanimously.

**Treasurer’s Report**

Treasurer Joe Arias submitted a 4page report highlighting Juneincome of $28,483 and expenditures of $46,416. The year-to-date income is $201,291 with expenditures of $111,444.

There are 3 major expenditures planned for 2017 from the Capital Reserves: 1) the 3rd and last phase of scheduled painting with $22,000 budgeted. 2) RipRap repair of pond outlet at slightly under $20,000 planned for South end of pond. 3) repair of 6 driveways at the cost of $4,500.

Our financial health continues to remain strong.

**“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 72 homes are scheduled to be painted at the cost of $22,000. Garage doors of those homes to be painted this year can be done at the residents’ expense of $75. At this time, there was no further discussion of the feasibility of painting all 272 garage doors. Some concern was expressed about the rotting of A-frame wood due to a flaw in construction.

**Lot Line Trees**

Lot Line trees are being replaced/trimmed as needed. Scott Polster of Forever Green compiled a list of 4 trees that are candidates for removal and 9 other candidates for deadwood pruning. Future trees should be installed per ANSI A300 planting standards

**Windy Day Reminder**

Again residents were 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**

In Peter Bylen’s absence Ralph gave the First American Management report. Since the last meeting there have been 2 residential closings, 8 approvals of ARC modification requests, 7 delinquencies totaling $5,116.92 and 4 rule violations.

**Important Dates for 2017**

All Board Meetings are on the 3rd Thursday of the month at 6:30 pm. The next one is October 19.

The BC annual Garage Sale is the 3rd Sat. in August (Aug. 19, 2017) from 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. Currently, there is one position open for election.

**New Business**

 No further action has been taken at this time on the issue of “moles”, however, it was addressed and discussed.

**Open Session**

It was suggested by a resident in attendance that homeowners be encouraged to turn on outdoor porch/garage lights at night for increased safety and security.

**Board Adjournment**

The meeting was adjourned at 7:15 pm

Submitted by Tom Whiteley (Secretary)