BRIAR COVE PAIRED COTTAGE HOMEOWNERS ASSOCIATION  
BOARD MEETING  
October 15, 2015  
Lake County Public Library, Dyer-Schererville Branch

Minutes

1. Ralph Flens called the meeting to order at 6:31PM.
2. Ron Szikora led the Pledge of Allegiance.
3. A motion to approve Nick DeLaurentis’ appointment as Director of the Briar Cove Board was initiated by Ralph Flens, seconded by Joe Arias, and unanimously approved.
4. Amendment status was discussed by Ralph Flens and Peter Bylen. As of October 15, 2015, all 3 amendments needed additional approval by homeowners. In addition, when a home is sold, the vote of the previous resident becomes invalid.
5. Joe Arias provided the updated Treasurer’s Report. As of September 2015, Income = $29,527; Expenses = $47,766; Checking Balance - $84,552; Capital Reserves = $84,841. Year-to-date Expenses = $274,439, and YTD Income = $299,141. Financial health remains positive.
6. Peter Bylen presented the 1st American Management report. For period ending September 30, 2015, Delinquencies totaled $6,324.47. Twelve ARC Modification Requests were approved. Thirteen violation letters were sent to offending homeowners.
7. Peter Bylen summarized House Bill 1286, which was recently signed into law. The Bill was passed in order to make Homeowner’s Association Boards more transparent, and in order to reign in dictatorial Boards.
8. Ralph Flens discussed the rule change that involved clarification of plantings. Planting of vegetables are not allowed in the front of homes, only in the backyards. Also, language involving pond usage has changed.
9. The continuous problem of geese around the pond was discussed by the Board. Various experts were consulted about this problem. All methods did entail some drawbacks, and the Board will decide which is the best and most cost-effective.
10. Although the pond shoreline repair and Rip Rap installation was to have taken place this year, the company that will do the repair (Water’s Edge) will not be able to do it until next year due to scheduling conflicts.
11. Ralph Flens introduced the candidates for the Briar Cove Board. Ron Szikora and Tom Whiteley introduced themselves and each gave a brief presentation. No questions were presented to either candidate.
12. Joe Arias presented a list of approved trees that will be used to replace the ones that were cut down due to disease. That list will be available on our website. Joe also mentioned that Scott Polster , an Arborist, is available to consult with homeowners about problematic trees at no initial cost.
13. Meeting adjourned at 7:35.