

Weston Ridge Property Owners Association, Inc.
Board of Directors Meeting Minutes
Tuesday August 5, 2025
6:00 – 8:00 PM Board Meeting
Community Hospital 9600 Wicker Avenue St. John, IN

Present: Mick King (President), Paul Kostelyk (Secretary), Cathy Evenhouse, (Treasurer), Wes Pratt, Board Member Dan Kundrat, (Web Designer), Deb Mizwicki (Bookkeeper).

Absent: None

- I. **Call to Order** – The President, Mick King, called the meeting to order at 6:10 PM.
- II. **Approval of Minutes from Board Meeting 4-30-2025.**
 - A. The minutes for 4-30-2025 meeting were read and approved, subject to 2 small typo corrections.
- III. **Treasurer’s Report**
 - A. Balance Sheet dated 8-5-2025 was read for information, Paul moved to approve, and Wes seconded.
 - B. Aging report dated 8-5-2025 was discussed. Statements will be sent out with mailing
- IV. **Committee Reports**
 - A. Architectural Committee
No report currently.
- V. **Old Business**
 - A. Arbs trimmed.
 1. Arbs on Olcott were trimmed and the Town picked up the branches.
Possible need for high branches to be pruned. Item tabled for now.
 - B. Reserve Fund
 1. Talked about adding funds earmarked for the Reserve Fund to the 2026 invoice. The amounts, when collected, would be deposited into the savings account via check from the checking account.
- VI **New Business**
 - A. Delinquent dues.
 1. Discussed having a credit appear on the next year’s statement for/of the previous year paid late fee amount
 2. Possibility of Board members hand delivering overdue statements.
 3. Discussed a cover letter that gives 7 days to pay, or a lien may be placed on property by Attorney or paperwork filed by Attorney for a small claims suit.

4. Discussed possible incentive of a payment received within 5 days will result in late fee and interest (18% APR) being removed.
5. Discussed having letter state that person who is not paying their POA dues is becoming a burden to their neighbor.

B. Parking Covenant Violation Fines

1. President read from the covenants regarding fines and discussed how an attorney would need to draft and record any changes made.
2. Plan to discuss at next meeting how to handle it if people don't comply.

C. Parkway Trees

1. Some Parkway trees in common areas on 108th Pl. need replacing.
2. Discussed homes where there are no trees on parkway & read from the covenants about the guidelines of trees planted on the parkways
3. President obtained quote for proposed trees on 108th Pl. \$145. per tree, \$80. Installation, \$10. Delivery per tree. Possibly going to start with two (2) trees to see how they do.
4. Discussed asking homeowners on 108th Pl. to help with watering trees. President will ask homeowners to water the trees or at least supply the water.
5. Cathy motioned to agree with homeowners that POA replaces trees on the condition that homeowners will water trees and if they don't and trees die, they will not be replaced. Motion was approved.

D. Vendors

1. Discussed holding back money if vendor work is not completed to Board's satisfaction.
2. President would request that T&J edge along 108th Lane.

E. Fence Along Olcott

1. Discussed having fence stained as late as September or October using one (1) coat of premium stain at a cost of \$4,900. If done in spring it will need to be power washed at an additional cost. Bookkeeper will verify if funds will be available in budget.

F. Sprinkler System on Olcott

1. System at entrance leaks and is losing a lot of water and there are many steps to turn it on to see where the leak is located, it ties into The Woods system. Board approved reaching out to Dekker Irrigation.
2. One sprinkler head on Roundabout does not work and board is unsure if there is a water source for head.

VI. Questions & Discussion

- A. Wes made the Board aware that people are complaining about tree branches over sidewalks that are too low and hitting people when they walk by. President suggested calling Town of St. John to trim or cut trees.
- B. Accounts Receivable Aging Report was discussed, and suggestions were made as to how to get through to people with past due balances.

VII. Motion to Adjourn.

- A. Wes moved to adjourn, and Cathy seconded. The meeting was adjourned at 7:58 pm

Signed:


