

**Weston Ridge Property Owners Association, Inc.
Board of Directors Meeting
Monday February 5, 2026
6:00 – 8:00 PM Board Meeting Minutes
Community Hospital 9600 Wicker Avenue St. John, IN
Corrected Copy**

Present: Mick King (President), Paul Kostelyk (Secretary), Cathy Evenhouse, (Treasurer), (Board Member), Dan Kundra (Web Page Designer), Deb Mizwicki (bookkeeper).

Absent: Wes Pratt (Board Member)

- I. **Call to Order** – The President, Mick King, called the meeting to order at 6:00 PM.
- II. **Approval of Minutes from Board Meetings.**
 - A. The minutes for September 18, 2025, were read and approved. Dan motioned and Paul seconded.
 - B. The minutes for the Annual Meeting, December 11, 2025, were read and approved. Cathy motioned for approval and Dan seconded.
- III. **Treasurer's Report**
 - A. Balance Sheet dated 2/5/2026 was read for information. Dan moved to approve and Cathy seconded.
- IV. **Committee Reports**
 - A. Town Code Enforcement
 1. Mick contacted the Town Ordinance Officer about the residence at 12249 107th Ave. and 12335 107th Ln. that the RV's stored on their driveways during the winter months is a violation of the Town of St. John ordinance.
 2. Both residents complied and removed their RV's.
- V. **Old Business**
 - A. Delinquent Dues

Three (3) delinquent accounts recommended to be sent to attorney to place liens on the property: 10887 Mathias Dr., 10780 Northcote Dr., 12249 107th Ave. Cost to initiate each lien \$150. plus, additional cost of recording fee. Motion to initiate liens, Paul motioned, Cathy seconded.
 - B. Olcott Fence Staining
 1. Discussed quote from contractor.
 2. Discussed color choice and paint type, semi solid or solid. Board decided to get samples of two colors, moss and leeward and then make choice. Mick volunteered to get the samples. Cathy motioned to accept the email proposal of Tuesday February 3, 2026, Dan seconded.
 - C. Trees on 108th Place
 1. Four (4) new trees in common area on 108th PL. will need location surveys for utilities prior to planting.

Minutes 2-5-2026 Board Meeting

VI. New Business

- A. Discussed placing liens on delinquent dues.
- B. Discussed fines on covenant violations
 - 1. Board will work with (call) the Town of St. John Code Enforcer. The Town Code supersedes Board covenants. We will play each case "by ear".
- C. Received check from State Farm Insurance for Light Poles damaged in December 2025.
 - 1. Emcore Hyre Electric proposal \$7,580. Check received from State Farm \$6,580. Weston Ridge is responsible for \$1,000. deductible per policy.
 - 2. Dan motioned to accept, Paul seconded with the note that if unseen damage is uncovered, we will go back to State Farm with that information.

VII. Questions & Discussion

- A. Mick brought up that on the private Homeowner invoices from Weston Ridge Property Owners Association, Inc. it will include that homeowners must notify Board of changes or repairs, updates etc., BEFORE requesting permit from Town.
- B. Mick used the house on 107th Lane with different roof materials than covenants permit as an example, as it doesn't fit in but "sticks out".

VIII. Motion to Adjourn.

- A. Mick moved to adjourn, and Cathy seconded. The meeting was adjourned at 7:16 PM.

Signed: _____

Paul Ho

Michael J. K.

7/15/26

Date