

Briar Cove Paired Cottage Homeowners Association Annual Meeting
November 17, 2025 @ 7:00 PM

Annual meeting was called to order by President Jay Popp at 7:00 pm.
Vice President Ralph Flens lead the group in the Pledge of Allegiance.
President Jay Popp introduced the board members, Vice President Ralph Flens, Director Raymond Cross, Director George Gadomski, Secretary LeeAnn Bodie.

President Jay Popp introduced Ardsley Management staff, Kevin Schwartz President, Suzanne Romain-Senior Community Manager

Ralph Introduced the Town of Schererville officials from Dyer and Schererville.

Jim Gorman- Schererville Town Manager

Andrew Hansen-Schererville Director of Operations

New Additions to Town- Stans Donuts, Scooters, Jersey Mikes and What's Shaken Cafe are now open.

Upcoming: Webb Genesis, New BP, Family Express, Raising Canes, Amarillo Roadhouse renovations- will be a 4 unit retail building, D-Bat moving and Floor and Decor will be going into old Ashley Furniture building, Lincoln and Wicker- going into old BurgerHaus, new salon coming to Downtown-Old Chamber Building.

Projects:

Looking for a developer/ Restaurant just west of town hall

Central Fire station: Next to Anna Water Tower

Kennedy Ave- Phase 1 and 2 started in 2025 to be completed in 2027 Phase 3 to start in 2027-2029 and Phase 4 to start in 2029-2031

A question was asked about the 911 system in Dyer and Schererville.

Dyer uses the county 911 system on the weekends- this is County dispatch and they notify Dyer Emergency personal of any issues and route them to the area. They may not be familiar with the area you are in or any explanation of the area.

Schererville - Cedar Lake came together and use South County Dispatch- This is local and they dispatch emergency personal.

Minutes were read by LeeAnn Bodie of the November 21, 2024 annual meeting motion to approve, second and minutes approved.

Financial report by Finance Team- Ralph Flens

Ralph went over the Finance report and explained we were in good shape, however the community is aging and with that will come some future expenses for the trees, sprinkler system and other possible issues.

Discussion- Ralph said suggested a \$5.00 increase in monthly dues. Dues will be \$175.00 per month. Increase will Start on 01-01-2026

Vote on 2026 Budget - Board motion to approve 2026 budget, motion was second, motion approved.

Resource Management report - Kevin and Suzanne

Certification of Quorum - Kevin stated that we did make the Quorum and this is an official meeting.

Importance of having a Briar Cove Board - Kevin stated that he was happy that the community came together to form a board.

Home sales and rental concerns - Suzanne reported that 18 homes were sold over the past year, 6 are rented with leases on file. Landlords are responsible to let renters know of any issues.

ARC report - Suzanne- 55 approvals and 2 denials most of the request were for roofing-please make sure all info is detailed on request form. Color of shingles, any diagrams ect.

Landscape report - Chris Popp and the entire Landscape committee will not be returning for the 2026 season and we will need several people to fill these positions. Chris Popp explained that the committee works over the Main Entrance, the waterfall area and the Dyer Entrance.

Please let the Board know if you would like to help in this area.

Welcome report - Donna Lamoureux and Cathy Spataro passed out 16 Welcome baskets to our new neighbors and asked if we knew of others to please let them know.

Old Business- Nothing Noted

New Business- Fall Gutter cleaning is done, if you would like spring cleaning that would be an expense to the Homeowner

Election results- LeeAnn Bodie, Vincent Lullo, Linda Almy, Linda Rosenthal along with George Gadowski will be the 2026 Board. The Board will be meeting with the past members in the next week to help with the transition.

Sue Arias came up to Thank the Board members for all the hard work that they have done for many, many years. Sue also recognized Chris Popp and her team for all the work they have done to make our community look as beautiful as it does.

Board Comments - Ralph Flens Thanked the community for all the support over the many years that the board has been working.

Jay Popp made a motion to Adjourn the meeting and a motion to second was made,

Meeting adjourned at 8:02 pm

Minutes were submitted by LeeAnn Bodie, Secretary .