Meeting called to order at 7 pm at Village of Tinley Park.

Board members present: Judy Glazewski, Tom Krippel, Beth Murphy
Scott Adler present from EPI.

Homeowners present: Judy Glazewski, Sherleen Karchut, Tom Krippel, Mike Bieniek, Rita Davis, Robbin Ochenkowski, Beth Murphy.

Homeowners’ Forum: Tom Krippel noted association needs to hire an electrician to repair the light on the west side wall entrance. Three owners discussed their exterior light repairs. Another owner asked about bush replacements. Another owner reported a 2nd floor roof leak in their closet and complained about weeds. Another owner wanted to thank Tom Krippel and Len Wiencek for help they provided to the owner and that owner also believes that the damaged lawn by their unit is coming back.

Landscape Update: Judy mentioned the status of work done and pending by the landscapers. The 3rd lawn treatment was done and the 4th one will be done soon. Beth noted bush trimming was not completed yet. The board agreed that the check for the September 2017 landscape maintenance fee will be held until the bush trimming is completed that is supposed to be done in September. Judy mentioned she would be meeting with the Acres rep to do an inspection.

Judy called for a motion to approve the September 11, 2017 board meeting minutes. Tom Krippel motioned, Beth seconded, and the minutes were unanimously approved.

Treasurer Report: Beth reported on the accounting issues pertaining to the association, with the board providing feedback to Beth on which checks issued that should be signed and mailed. Beth also reported that the sprinkler volunteers (board members Tom and Len) have saved the association over $7,000 to date this year, as well as saving the association funds by doing the power washing of the front entrance walls and miscellaneous landscape work. Beth noted that the sprinkler system volunteers historically has saved the Association about $140,000, which paid for half of the siding done in 2016 and left about $70,000 in the reserves. Beth gave an update on the current and projected 6/30/18 status of the reserves after the last driveways are replaced. Scott sent out the 9/30/17 quarterly delinquency letters to owners who are not automatically sent delinquency notices based on their account balances.

Management Report – Scott Adler: Scott presented updates on issues and activities being managed by EPI. Scott provided a draft 2018 budget to the board the prior month, and Beth provided some edits to Scott’s budget via email to the board and Scott. Beth discussed her recommended edits to Scott’s draft. The board discussed a number of the line items and agreed on the revisions to the draft 2018 budget to be distributed to owners and planned for approval at the November 2017 board meeting. The agreed upon draft 2018 budget resulted in keeping
monthly assessments at $180 per month. Scott noted that the Village of Tinley Park will be replacing dead trees in the parkway some time during October. Scott will email scanned copies of all contracts to Beth. Regarding the eroding lake shore, Scott suggested getting a bid from a civil engineer on the cost of getting their opinion on how to fix.

The board discussed the sprinkler system valve replacements versus a new controller at a Bluebird location, but it would require a new pedestal with power or use a battery-controlled system (but they have to be removed in winter to avoid freezing and different valves are required for the battery operated system). A new owner volunteered to work with Tom and to have a friend help to try to identify the location of the break in the line. The board also agreed to contact Com Ed to see if they could provide an estimated cost of adding a new pedestal. Thus, the board deferred the decision regarding the Aces battery-operated proposal.

Tom noted that the brick sample to fix the brick post is not a good match. Scott is going back to the contractor and say it is not a close enough match in terms of both texture of brick and color and would stick out as being different from the other brick posts.

The board discussed the vole extermination treatment proposal of $1,800 and voted unanimously to approve the proposal and mention this being done in the newsletter going to the owners, including the warnings for pet owners.

The board discussed an owner’s roof leak complaints that took a while to identify the source of the problem, but the interior damage continued. The owner wants the damage repaired (and not just painted). The board agreed that the roofs are still under warranty for leaks and that the roofing contractor should be responsible for the repairs.

The board approved unanimously an exterior modification request for window replacements by a unit owner.

Scott noted various correspondence to owners since the last meeting sent by EPI, as well as correspondence and violation notices to be sent based on his inspection report.

EPI is contacting the Village of Tinley Park to see what kind of documentation they have regarding the lake draining system.

Judy motioned that the board meeting should adjourn to executive session at 8:30 pm, and Tom seconded. The board unanimously agreed to adjourn.