Pheasant Lake Townhome Association
Board Meeting Minutes – September 11, 2017

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

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

Homeowners present: This meeting followed immediately after the annual meeting, but another sign-in sheet was not circulated for just the board meeting. Therefore, the list of owners present for the annual meeting are listed here again; those who left after the annual meeting are not identified: Carol Gedig, Judy Glazewski, John Supple, Kathy Cozzi, Matt Cozzi, Ron Sokolowski, Len Wiencek, Bill & Nancy Trzaskus, Jerry Spehar, Sherleen Karchut, Joseph Racine, Tom Krippel, Michael & Roberta Concannon, Jennifer & Redi Stoner, Ray Greenhill, Julie Carbajal, Rita Davis, Robbin Ochenkowski, John Sokol, Maureen Pococha, Beth Murphy.

Homeowners’ Forum: An owner living on Pheasant Lake Drive asked when their driveway would be replaced. The sequence was not done in the order of original construction because the contractor wanted driveways replaced to be located all on the same streets. Another owner complained about the pebbles from the old asphalt, but they were told they would be removed when the driveway is replaced next year.

Landscape Update: Judy mentioned the status of work done and pending by the landscapers. Beth noted bush trimming was not completed yet. Judy noted a bid for a 4th treatment from Acres for a total $2,978.25 that includes a pre-emergent and the price includes a 5% discount. The bid for $2,995 bush replacements will have a $250 credit and includes removal & replacement for half of the overgrown bushes.

Judy called for a motion to approve the August 14, 2017 board meeting minutes. Tom Krippel motioned, Len 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 $6,000 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 $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 will be sending out the 9/30/17 quarterly delinquency letters to owners.

Management Report – Scott Adler: Scott presented updates on issues and activities being managed by EPI. Scott provided EPI’s draft budget for discussion at the October meeting.
Landscaping bids reviewed and discussed:

1. Dormant pruning bid for $590 – Beth motioned to approve, Tom seconded, and it was unanimously approved.
2. An Acres bid of $2,995 is for bush removal and replacement, but a $250 credit is available from Acres. Judy motioned for approval, Beth seconded, and it was unanimously approved.
3. The 4th fertilization bid from Acres of $3,145 less 5% discount for early approval = $2,978.25 was discussed. Beth motioned to approve, and Tom seconded, and it was unanimously approved.

The board approved Beth signing the check to pay Acres August 2017 monthly maintenance fee.

Decisions on the bids for the lake shoreline erosion are being deferred to wait and see if the added drain tile behind Mallard works. The board agreed that the Village of Tinley Park should be contacted about the construction of the pond rather than hiring/paying an engineer (about $3,000 to $5,000).

An owner requested deferral of rotted window replacement until next year, and the board unanimously approved that. The same owner complained about bushes being removed, but Judy will reconsider next year since there does not seem to be a need to address it this year.

A bid to install a new control box for $820 was not approved since it involved installing the box on a unit owner’s building. A $264 bill to assess the problem was submitted and must be paid.

The $691.20 bid + cost of repairs is $30 less than the bid to remove the aerator last year. Tom motioned, Judy seconded, and the board unanimously approved the bid.

The Village says that the drain from the street to the lake is not their problem (causing sink holes), but the board said this is not a sewer, so the Village should be responsible and directed EPI to contact the Village again.

Brick mailbox damage was found to not be caused by landscapers and owners will be informed.

Brick samples for the fence pillars were given to Tom and Len to check out.

Scott noted various correspondence to owners since the last meeting sent by EPI, as well as correspondence to be sent based on his inspection report. Scott was directed to send letters to owners with badly rusted exterior lights to fix or replace. An owner with a cracked foundation will be notified to repair it and complete an exterior modification request for review and approval before doing the repair.
Judy brought up the wording in the landscape contract regarding weed control. Judy believes this should include spraying weeds.

Judy motioned that the board meeting should adjourn to executive session at 8:40 pm, and Tom seconded. The board unanimously agreed to adjourn.