I. Meeting called to order at 7:07 P.M.

II. Roll Call:
President: Judy Glazewski
Vice President: James Hansen (absent)
Treasurer: Beth Murphy
Secretary: Jerry Spehar (absent)
Director: Debbie Gardner
EPI Management: Scott Adler

Unit Owners Present: Judy Trnka, Eileen Krippel, Sherleen Karchut, James Gardner.

III. Guests – No guests scheduled

Note: Judy Glazewski, the association president, started the meeting with an acknowledgement of the volunteers and thanking them for their contribution to the association.
1. Sherleen Karchut and Roberta Concannon on the Landscape Committee.
2. Jerry Spehar, Tom Krippel and Len Wiencek for sprinkler system maintenance.

IV. Homeowners’ Forum – (Comments limited to 3 minutes each and 15 total)
• Judy Trnka stated she had spoken with Terry (EPI) regarding a work order for roofing tiles at 18132 Mockingbird. • Eileen Krippel has a complaint about people throwing corn cobs out for the squirrels. She also has a problem with dogs running between her unit, at 8921 Bluebird, and the next unit. Beth mentioned that a notice could go into the October Newsletter, regarding the corn cobs, or if it’s a specific home owner Scott, if he observes the action, should put it into the next inspection report and put a stop to it. It was brought up that there is a Village rule about throwing out garbage and the association should also abide by that rule. • Jim Gardner had a question regarding the tuck pointing. Scott stated that the proposals are out and that the contractors are behind due to weather. Scott stated he will have an answer by the next board meeting.

V. Approval of the minutes
1. Judy made a motion to approve the minutes. Beth seconded the motion.
2. Minutes were approved unanimously.

VI. Treasurer’s Report – Beth Murphy (Time 00:06:45)
A. Bank recs were given to Beth by Scott at the beginning of the meeting.
B. Autopays have been processed for the month, with the usual one-month lag.
C. Accounts Payable is zero.
D. ACH batch changed in August and will be processed on 8/15/14.
E. Board members were given the totals for the regular versus the roof assessments that were delinquent and prepaid.
F. Assessment income is correct, both roof and regular assessments.
G. Financials were e-mailed to Beth – on time.
H. Legal expenses will continue to have a weird credit balance.
I. The July bank transfers were made, but Beth is delaying the August transfer since the checking account balance is low.
J. The Waste Management bill paid electronically was posted, but there is a one-month lag.
K. The income is overstated due to the write off.
L. There are 2 unit owners with 2 different names with the same address. Property Boss needs to fix these, and Scott said there were 3 owners.
M. Beth received the Cook County Assessor notices that we are not paying property taxes on the common property.
N. Beth noted that the insurance coverage includes trees, but there is a limit of $10,000.

VII. Management Report – Scott Adler

Financial
A) Statements: Attached to August 2014 Management Report
B) Delinquency Status: Attached to August 2014 Management Report

Miscellaneous Operation:
A) Roof Replacement Project –
1. Attached is the most recent version of the bid specifications drafted by Beth Murphy.
2. Scott stated there are outstanding items:
   a) Valley Construction - Scott was in contact with Dustin from Lang regarding the closed, no cut valley construction. Lang agreed that what is in the bid specifications is the way they do it. Regarding the roofing cement, Lang has no problem with that being in the bid specs. This is a GAF approved method. Beth suggested that the contractor should provide, in writing from GAF, that this is acceptable and how many times they have used this method and in what complexes. Beth made a reference to this in the bid specs.

   b) Gable Vents – The vents are not round. Stevens and Hayes used two half-moon vents. The current vents are 28 ½” Scott spoke to Lang about going with a 28” vent instead of a 22” vent, which will require some re-framing. Beth had a concern regarding the need for re-framing. She also stated that her investigation found 28” vents, why not Lang. Beth asked if the re-framing spec should go into the bid spec. Scott stated we could make a reference to re-framing. Beth stated she prefers the 28” vent as she has in the bid specs. The board agreed.

   c) Waste vents and soil stacks reference - Beth corrected the bid specs. Bids are due August 28th. Beth will send Scott the final roofing bid specs in a pdf file and the final cover letter in a Word document.

   d) Beth motioned to accept the bid specifications. Judy seconded the motion. The motion was approved unanimously.

B) Tree Removal –
1. Scott stated Smitty’s has removed all of the trees, but there is still some work to be done. Judy asked about the trees on Pheasant Lake at 18238 and 18202. Scott will follow up.
2. There was a complaint about stump removal. Beth requested that EPI follow up and give the unit owner an answer. Scott stated he will follow up.

NOTE: A question was raised, as to the attendance to board meetings by a non-owner. Scott explained the procedure. Debbie disapproved of the explanation and left the meeting. That action left the board without a quorum. At 07:49 PM Jerry Spehar was called, on the phone, and was in attendance via speaker-phone.

C) 8905 Bluebird Driveway Heave –
1. Scott reviewed, 8905 Bluebird Driveway Heave – Scott stated a bid from Apex Services for $45.28. Beth made a motion to approve. Judy seconded the motion. The motion was approved.
D) Exterior Painting -  
   1. Scott explained that SMS has completed all painting and he inspected the finished work. 
   2. Scott explained the rotted wood issue. SMS submitted a proposal of $1985.00. Beth stated she had rotted wood issues that we’re addressed. Scott stated they were not considered major problems. Because some painting will be over gable vents that will be replaced during the roofing project. Beth suggested we get another bid from Lang that will not include those areas. 
   3. Beth suggested that SMS be notified not to paint when the sprinklers are running. Scott follow up. 

E) 8833 Bluebird -  
   1. Scott reviewed SMS bid of $400.00 to replace rotted soffits. Beth suggested this item be tabled. 

F) 8820 Bluebird -  
   1. Scott reviewed Lang’s signed proposal for roof repairs. 

G) Mulch –  
   1. Scott stated the proposal has been sent to Landworks and will be given to Judy for signature and review. Beth discussed timing and suggested it be done after the next bush trimming. 

H) Landscaping -  
   1. Quinn will take care of the walk erosion at 18132 Pheasant Lake Drive. Quinn stated the work is on schedule. 

I) Lake –  
   1. Scott discussed that lake algae has formed and Ken’s Pond will be called. 

J) Association Responsibility –  
   1. Scott reviewed that the board agreed tuck pointing should be under association responsibility. 
   2. Beth suggested we should compile a comprehensive list of association, owner, discretionary and village responsibility and the financial impact before we vote. Beth also mentioned that a reserve study will be done. 
   3. Beth and Scott discussed where legal input may be necessary. 

K) 8825 Mallard -  
   1. Scott discussed that the unit owner cut down a tree without submitting a exterior modification request and has had the stump ground down, but has not restored the landscape. Scott asked the board if a violations letter should be sent to the owner. Beth motioned that the drafted letter be sent. Judy seconded the motion. The motion was approved. 

**Exterior Modifications Requests:** 
A) Exterior Modification Forms – Jim Hansen’s forms Issue was tabled until next board meeting. 
B) Trnka (8917 Mallard) tree removal request. Beth motioned to approve. The motion had been unanimously approved via e-mail. 
C) Sokol (18134 Mockingbird) – Approved via e-mail 
D) Shervino (18214 Mockingbird) -. No discussion
E) Shervino (18214 (Mockingbird) – No discussion
F) Meintel (8905 Mallard) – No discussion
G) Eppolito (18136 Pheasant Lake Drive) – More information is needed from the unit owner. The dead bushes are on the landscape list. The drain tile issue needs clarification. The request will be approved if the unit owner will pay the cost.

Miscellaneous Correspondence
A) Not reviewed
B) Dziallo –
   i. Comments included in Minutes – According to the attorneys, the Minutes should only reflect who was present, the Motions made, who made the motion, who seconded the motion and who voted in favor and who voted against. Beth noted that the owner did not attend the meeting where they claimed they spoke and claimed their comments were excluded.
   ii. No longer receiving minutes – minutes are posted on the association web site only after they are approved by the board. The minutes are not emailed to any owner, only to current board members.
   iii. Interpretation of the Declaration’s definition of the “Association” – A legal opinion states the board has the authority to take on maintenance items like the roofing project without unit owner approval.
   iv. Board member voting should not be cumulative – The declarations clearly state board member voting is cumulative.
   v. The roofing project must be approved by 2/3 of membership – Legal opinion states the roofing project does not need membership approval as it is maintenance not enhancement. It is recommended by EPI Management that the association get a current opinion on the roofing project, in addition to getting an opinion about a recent court’s ruling’s impact on Pheasant Lake.
C) Karchut Sprinkler Timing – Sprinkler timing cannot be adjusted to individual requests because of the possibility of overloading the sprinkler water pump.
D) Scherer Missing Shingles – SMS completed the repairs to all damages roofs caused by the July 1st storm.
E) Pavon Drain Tile – Letter has been sent to the home owner that they are responsible for correcting the saggy conditions. The owner was directed to contact the Village for assistance.
F) Zielezenski Drain Tile – Letter has been sent to the home owner that they are responsible for correcting the saggy conditions. The owner was directed to contact the Village for assistance.

Sales Summary:
A) No activity

VIII. Inspection Report –
A) 18135 Pheasant Lake Drive – Satellite disk cable hanging. The board suggests a violation letter be sent to the owner.
B) 18126 Pheasant Lake Drive – Mats are hung on the bushes. The board suggests a violation letter be sent to the owner.

X. New Business
1. Beth drafted a letter to owners for the annual meeting and added information regarding unit ownership in terms of who is eligible to be a director candidate. Beth motioned to approve the annual meeting notice letter to homeowners. Beth also edited the Director Candidate Information Sheet to include information on owner eligibility to be a Director candidate. Judy seconded the motion. The motion was approved.
XI  Landscaping
   1. Judy summarized the landscape committee’s list of needed work. The bush replacement list will concentrate on “curb appeal” bushes first. Judy also compiled a list of trees that need trimming before the roofing project starts. Scott stated he will follow up.
   2. Judy also commented on Landworks not being aggressive enough on trimming. Scott stated he will follow up.
   3. Judy also commented on the amount of weeds.
   4. Judy also commented on Landworks’ timing of fertilizing and grass cutting.

XII  Old Business
   1. Work orders were reviewed.

XIII  Adjourn to Executive Session