I. **Meeting called to order at 7:45 PM**

**Board Members Present:**
Tom Krippel  
Jerry Spehar  
Beth Murphy  
Judy Glazewski  
Len Wiencek  
EPI Representative: Scott Adler, Field Manager

II. **Unit Owners Present:** The majority of the owners left immediately after the annual meeting, and by the end of the board meeting, few (if any) unit owners were still present. Formal attendance for the board meeting was not taken.

III. **Guests:** None

IV. **Homeowner’s forum:** None

V. **Board Officer Elections for 2015/2016:**
   1. The board proceeded to discuss officer positions.

VI. **Board officer positions for 2015/2016 unanimously agreed upon by the Board:**
   - President: Judy Glazewski  
   - Secretary: Jerry Spehar  
   - Treasurer: Beth Murphy  
   - Director: Len Wiencek  
   - Vice President: Tom Krippel

VII. **Approval of the minutes:**
   1. Tom motioned for the approval of the August 10, 2015 meeting minutes. Len seconded the motion. The motioned was approved unanimously.

VIII. **Treasurer’s Report:** Beth Murphy
   1. Beth reported that the bank rec's received from EPI were fine.  
   2. Beth noted that the Com Ed & Waste Management electronic payments were posted to the Pheasant Lake ledgers, with their usual one-month lag.  
   3. The Account Payable detailed listing matched the total on the financials at 8/31/15.  
   4. The September ACH was set up to process on 9/15/15.  
   5. Beth written Treasurer Report provided a breakdown between the regular and roof assessments and prepayments.  
   6. Assessment income reported on the financial statements was correct.  
   7. Beth acknowledged receiving the 8/31/15 financials via email from EPI the Friday before the board meeting.  
   8. Beth noted that we needed to close the roofing reserve account at Marquette Bank. Beth and Jerry agreed to do so when they could.  
   9. Beth reminded all that the volunteers have saved the association $128,000 to date, which represents 59% of the non-roof reserves.
10. Beth explained that there was an error in how the roofing invoices and should charge A/C 3000 instead of A/C 3003 for the invoice for the 18212 to 18214 PLD building.

11. Beth again noted that the prepaid roof account balance for 2 owners is greater than the remaining roof assessments. Scott indicated that a check would be issued to the owners reported by Beth to EPI at prior board meetings.

12. Beth acknowledged that Tom and Len continued to do sprinkler system work since the last board meeting that continues to save the association more money.

13. Beth provided feedback to Scott on the list of reserve items where separate reserve accounts should be set up. Beth told Scott to reference the specific written feedback in the report given to Scott.

14. Beth gave everyone her computations on the estimated non-roof reserved that would be available after the roofing project was fully paid, which was approximately $280,000.

15. Beth indicated that a notice came from Marquette about their “dual control” system for ACH processing. Beth agreed to find out what Jan needs to do for this to happen.

16. Beth indicated that an Aces invoice was incorrectly charged to Landscape maintenance (Account 5000) and should be charged to Sprinkler System Repair & Maintenance (Account 5060).

17. Beth noted that an additional insurance claim check for $279.13 was received and reduced the cost included in General Repairs & Maintenance to repair the fence.

IX. Management Report: Scott Adler
   I. Financial:
      A) Statements: Not discussed
      B) Delinquency Status:

   II. Miscellaneous Operations:
      A) The Roof Replacement Project Update was already discussed during the annual meeting.
      B) 8826 – 8832 Bluebird Drainage:
         1. Scott quoted Aces bid at $4,500.00 and suggested the board accept that bid. Beth motioned to approve the Aces bid. There was a discussion regarding the water issue. Scott mentioned there could possibly be utilities running along the property line and thinks Aces can work around them. Jerry seconded the motion. The motion was passed unanimously.
      C) Landscaping:
         1. Beth mentioned the crabgrass problem. Judy has a problem with the landscape contractor in regard to differentiating between weeds and plants. She stated they killed three (3) plants when treating weeds. Beth suggested we be notified when they are coming to do the special treatments under the contract so we can watch what they are doing.
         2. Acres provided a bid for $2,750 for lawn treatment. Beth motioned we accept the Acres bid for $2,750.00. Judy questioned why this is not part of the regular contract. Scott explained the lawn treatment methodology. Jerry seconded the motion. The motion was passed unanimously.
3. Beth asked about the reimbursement to 18215 Pheasant Lake Drive for bushes trimmed that were on the “No Trim” list. Scott stated they will be reimbursed.

D) Bench Area Restoration:
1. Jerry mentioned he has a problem with the proposed restoration plan. He stated he does not like either contracts submitted.
2. There was a discussion regarding the proposals. Beth suggested a visit to a landscape nursery to see what kind of trees would be appropriate.
3. Tom mentioned the dead tree next to him; Scott stated Acres will be doing that.
4. The board agreed to table this item.

E) Vacant Tree Rings:
1. Jerry had a question whether the bench area tree rings were included in the Acres Group $1,105.00 proposal. It was affirmed the bench area was not included.
2. Beth asked Judy if she would volunteer to go shopping for trees. She agreed. Judy agreed to investigate the nursery options and was approved by the board to handle this project.
3. There was a discussion on the type of tree would best fit around the bench area. Len brought up there is a preferred tree list, from the village, and he will get a copy.

F) Aquatic Weed Treatment: Not discussed

G) Aerator: Not discussed

H) Lake Signage:
1. Jerry suggested the board approve the sign without the numbers. Jerry motioned approval of the sign without numbers and red lettering. Tom seconded the motion. The motion was approved unanimously.

I) Reserve Study: Not discussed

J) Reserve Line Items for 2015: Not discussed

K) Census Card & Insurance Requirements:
1. Beth asked Scott for a count of census cards received. Scott was not sure of the exact number.
2. Beth also suggested to Scott that the board get a summary sheet of the census cards for purposes of comparing the amounts of the replacement costs insurance amounts for the 4 different types of units.

III. Exterior Modification Requests:
A) (8923 Pheasant Lake Drive) Mail box replacement. Replace light at the front, garage and patio doors. The board approved unanimously.
B) Cozzi (8832 Bluebird) Not discussed
C) Cozzi (8832 Bluebird) Not discussed
D) Concannon (18208 Mockingbird) Not discussed
E) Bates (8927 Pheasant Lake Drive) Not discussed
F) Binciak (8903 Bluebird) Not discussed
G) Kurchut (18206 Mockingbird) Not discussed

IV. Rules Violations and Appeals:
A) Barnett (18201 Pheasant Lake Drive) Not discussed
B) Dumasius (8915 Mallard) Beth asked about the $125 fine. Scott stated it was under appeal. Scott will inform the unit owner this item has been tabled until the next board meeting.

H) Dumasius (8915 Mallard) Beth stated the mailbox was installed before a modification request form was submitted. The owner was fined $400.00 because of no form. The owner has appealed based on the fact she didn’t know she had to. Scott stated she EPI sent her a letter. This owner also installed drain tile without a modification request form. Beth suggested she be fined $25, each instance, and if she submits forms, remove the $400.00 fine. The board **unanimously** approved removing the $400.00 fine once the forms are submitted but still charging a $25 fine for each missing exterior modification request form and doing the work without board approval.

V. Miscellaneous Correspondence:
   A) Krippel: Not discussed
   B) Acres: Not discussed
   C) All Owners: Not discussed

VI. **Sales Summary:** None

VII. **Work Order Printout:** Attached Not discussed

VIII, **Executive Session:** None

C) **Meeting Adjourned: 08:45 PM**
   1. Jerry **motioned** to adjourn the regular monthly board meeting at 8:45 pm.
   2. Beth **seconded**, and the meeting was adjourned without any executive session following the board meeting.