Pheasant Lake Townhome Association
Board Meeting Minutes – August 14, 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, as well as EPI staff member attending for observation.

Homeowners present: Jerry Spehar, John Sokol, Rita Davis

Homeowners’ Forum: Owners spoke in the order that they signed in, providing both positive feedback and questions/concerns. The board responded to questions/concerns raised.

Landscape Update: Judy mentioned the status of work done and pending by the landscapers.

Judy called for a motion to approve the July 12, 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 well over $5,000 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 also received the 12/31/16 year end financials and matching general ledger from Scott from EPI that should match the financial statement amounts on the statements that were mailed to owners, except for one $10 difference noted by Scott.

Management Report – Scott Adler: Scott presented updates on issues and activities being managed by EPI. The board unanimously approved the Aces Irrigation bid for $3,850 to extend the rear drain tile from the 8901-8907 Mallard building to the lake to stop the deterioration of the shoreline at the northeast corner of the lake. 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.

Judy motioned that the board meeting should adjourn to executive session at 8:05 pm, and Tom seconded. The board unanimously agreed to adjourn.

After the board’s executive session, the board reconvened to vote on issues raised by owners. Based on a unanimous vote, the board denied one owner’s appeal of a violation notice but accepted other owners’ appeals of violations.

The reconvened board meeting adjourned at 8:30 pm.