Pheasant Lake Townhome Association
Annual Meeting Minutes
Date of Meeting: October 27, 2016
Location: Orland Park Recreation Center, 14650 Ravinia, Orland Park, IL

The Annual Meeting was called to order at 7 pm by President Judy Glazewski.

Owners or their proxies in attendance: Judy Glazewski, Scott & Claudia Stachacz, Barry Barnett, Len Wiencek, Jerry Spehar, Tom Krippel, Julie & Steve Eppolito, George Machay, Darlene Tomkins, Sherleen Karchut, Maureen Pococha, Jennifer Stone, Judy Trnka, Beth Murphy, Mary & John Sokol, Rita Davis, Ray Greenhill, Joe Racine, J. Carbajal.

Present from EPI: Scott Adler

Judy called for a motion to approve the 2015 annual meeting minutes. Tom Krippel motioned we approve, Beth Murphy seconded, and the minutes were unanimously approved.

There were no announcements by Judy or Scott Adler from EPI.

Next Judy stated that there would be a Homeowners’ Owner Forum during the Annual Meeting and not during the Board meeting that would follow directly after the Annual Meeting. For those who had not been to board meetings, Judy noted that the protocol for Homeowners’ Forum was to call on owners in the order they signed in, that owners had to report something positive so that the board was not just hearing complaints, that the positive comments did not have to be about the board, and that each owner had a time limit of 3 minutes. Judy did note also that we were paying for the room that we were using, so she did not want to try to keep the time to a minimum. New owners stated they liked and enjoyed their new community. An owner was switching to Direct TV and asked what he had to do and was told to fill out an exterior modification request for board approval before the installation is done. An owner stated Lang did an excellent job with the roofs. An owner asked about follow up on a previous complaint related to the driveway. Scott explained that some driveways have markings from discoloration, and driveways will be sealcoated next year. Mulch is fabulous, but owner did not like perennials installed to replace bushes. Perennials will be checked in Spring, and other things will be addressed in spring. Owners have the option of filling out an exterior modification request and have input on what gets installed and pay for it themselves after board approval. An owner asked if there will be another meeting, and the answer was yes, located at the library, and held in November.

Judy opened the floor to any other owners who wanted to serve as Director besides the 5 current owners who had completed their Director Candidate forms in advance of the meeting, copies of which were distributed to owners. Since no owners volunteered to serve, the existing board members (Judy Glazewski, Tom Krippel, Jerry Spehar, Len Wiencek & Beth Murphy) will continue to serve for 2016/2017. Some owners stated that they said the board is doing a good job, and they liked what the board has done. Tom Krippel suggested that the newly-elected board members vote themselves a percent raise, and then it was clarified that board members are not paid.

The Annual Meeting was adjourned at 7:15 pm so the Board Meeting could be held.