Pheasant Lake Townhome Association
Board Meeting Minutes – November 13, 2017

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

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

Homeowners present: John Sokol, Judy Glazewski, Tom Krippel, Beth Murphy, Len Wiencek

Homeowners’ Forum: John thanked the board for their work and wished the board happy holidays.

Landscape Update: Judy met with the Acres supervisor to tie up loose ends of things unresolved this year. They discussed the dormant pruning of the spireas done now instead of spring, so that should be paid. A new weed killer is going to be used by trained personnel next year. Judy would like to change mulch to more natural mulch in 2018 so that it benefits the soil when it is cultivated and not show empty areas as much.

Judy called for a motion to approve the October 9, 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 $9,625 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 about $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. Beth is not anticipating the year end financials to be held up due to the issue that occurred last year. Beth motioned that the 2018 budget with the $180 assessment be approved, and it was unanimously approved.

Management Report – Scott Adler: Scott presented updates on issues and activities being managed by EPI. Scott noted the new Waste Management agreement with the increased payments through Nov. 2020. Scott will email contract to Beth. The board reviewed the bids for the monument lighting, and the board unanimously approved the D&G Electric bid of $425. Com Ed has not provided proposal for pedestal. Environmental Aquatic completed lake inspections and some treatments in October at no additional charge.

Doland Engineering gave feedback on shoreline fixes. There was a concern about no grate over the inlet. 3 options were provided. The cost to mapping specifications and bid review was $4,075. Project supervision costs could be provided later. The board unanimously approved
the Doland Engineering bid to do mapping for $1,600, do site engineering plan prep of $1,850 and bidding assistance for $625 for a total of $4,075.

The fence pillar brick has been finalized and the work will be done if weather permits. The vole treatments were completed in October and the remaining flags will be pulled.

The village walk near 8931 Pheasant Lake Drive was temporarily repaired with an asphalt patch until next year.

Owner appeals of violations would be discussed in executive session.

Scott agreed that driveway bids would be obtained for our next meeting in March 2018. Beth noted that her driveway height is above the cement garage pad for her unit, causing large puddles in her garage; thus, there should be a caution about that for the 2018 driveways replaced. Scott noted that Plotke will be notified about the issue since the driveway work is under warranty.

Judy noted that there were a number of work orders outstanding related to Lang, and Scott noted that Lang said that they will get to them.

Judy motioned that the board meeting should adjourn to executive session at 8:00 pm, and Tom seconded. The board unanimously agreed to adjourn.