Pheasant Lake Townhome Association
Board Meeting
April 2, 2018
Held at Village of Tinley Park

Board Members Attending: Judy Glazewski, Len Wiencek, Tom Krippel, Beth Murphy

Homeowners in Attendance: Sherleen Karchut, Rita Davis, John Sokol

Meeting was called to order at 7 pm.

Homeowners’ Forum: One owner asked a mulch-related question that would be addressed during the regular board meeting. An owner asked about calls from Com Ed; the board reported they ignored those kind of scam calls.

Landscape Report: Judy asked who would remove the sidewalk marker sticks installed by the village and removing the ATV. The first fertilization was coming up and spring clean should be done by mid-May.

Minutes: Tom motioned to approve the minutes, and Len seconded it. All approved the minutes.

Treasurer Report:

Beth handed Scott the monthly EPI check at the meeting. Beth indicated that the last snow removal payment to SMS received already will be held until all issues are resolved. The general ledger and financials from EPI do not match Beth’s year end financials perfectly, but the differences are not material; therefore, the year-end financials should still go out to the owners. No financials for March are available due to the early April meeting.

Management Report:

Regarding sprinkler system fix, Scott has not heard from Com Ed yet about getting power to a new pedestal. D&G Electric’s warranty is 1 year; they are responsible for damage when digging. The village requires 24-inch boring under Mockingbird and D&G is going to dig 36 inches. The requirements for the vibratory plowing are still coming from the village. The board discussed the work that a volunteer had offered to do, but their unit is now up for sale; that work would have to be contracted out if not done by the volunteer.

An owner on Bluebird claimed that a downspout is pushing water toward their unit and reported basement flooding. However, Scott reported that the foundation at the location for the unit was cracked and watering was flowing toward the cracked foundation. A bid was obtained from Acres to bury the downspout (requested by the owner) for $1,625. The board believes that the owner’s cracked foundation is the reason for the water problems. In addition, the association does not install new buried drain tile; that is the owner’s responsibility. EPI will contact the owner with the feedback and pictures taken by EPI.

An owner on Bluebird with a brick-enclosed mailboxes has damage; the landscape company indicated that the brick is becoming brittle and deteriorating to some degree. The landscaper suggested installing a buffer around the mailboxes. The board agrees that the association is not responsible for this. It was
recommended that the mowers not be used too close to the brick mailbox. Weed wackers should be used instead.

The board reviewed the bids for mulching the property and the options for the types of mulch to be used. Judy motioned, Tom seconded, and the board unanimously approved the bid from Bill’s Landscaping for $13,500 for a 2” application. The mulch to be used is a better quality than the existing mulch. The board believed that the timing of the mulching could be done earlier in the season due to the lower cost when compared to the amount budgeted.

The asphalt contractors are planning to do driveway work starting in May.

The board reviewed the bids for replacement of lake-signage posts. Judy motioned, Tom seconded, and the board unanimously approved the Suburban Maintenance bid of $450.

Tuckpointing failure was observed at some units and included in the inspection report. A bid spec will be prepared by Scott and send out for bid.

The broken panels on the 183rd street fence will be fixed by volunteers Len and Tom.

Tom asked for an updated list of owners to be sent to all board owners.

The board adjourned to Executive Session at 8:30 pm.