Pheasant Lake Townhome Association  
Board Meeting  
June 11, 2018  
Held at Village of Tinley Park

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

Homeowners in Attendance: Cindy Belinski, Eileen Davoren, Sherleen Karchut, Rita Davis, Stan Tarr

Meeting was called to order at 7 pm.

Homeowners’ Forum: Owner asked about exterior modification request status and complained about trailer parked in Bluebird owner driveway for over a month, which is a violation. Owner asked about exterior modification request submitted at the meeting that would be reviewed by board. A new owner asked for their EPI account number to pay assessments; owner was told they could pay automatically each month via ACH. Owner was also given URL for Pheasant Lake website. Owner stated seal and suction cup prints were left by roofer and that holly bush improved after dead branches removed, as well as others. Owner provided Scott insurance information for their unit and was told that an exterior modification request form was needed for mailbox repair or replacement. Questions were raised about the bush trimming and mulch. Owners wanting to trim bushes on their own are required to fill out an exterior modification request. An owner whose relative is in the facilities management business said that the exterior of our units look like new.

Landscape Update: Bush trimming is delayed. The landscapers’ arrive later on Wednesdays and show up again on Thursdays when the sprinklers are on. Landscapers will be informed.

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

Treasurer Report:

Beth provided the usual updates about the emailed financials & bank recs, Com Ed and Waste Management bills, & that June ACH set up for processing on the 15th. Beth provided a summary of the delinquent and prepaid assessments. Scott will send out the usual quarterly reminders to delinquent owners as of 6/30/18. Beth reminded all about the cumulative funds since 2001 that the volunteers have saved the association that help to fund the nearly $140,000 cost of siding the soffit and facia boards and help to fund the current reserves. Beth provided an analysis of the cash available currently and the cash that will be available after pay for the driveway replacement, mulching, lakeshore restoration, tuckpointing and directional boring to fix the sprinkler system, as well as pay the landscaper amounts owed to date. The cost savings to date for 2018 for the sprinkler system work (system startup and repairs) is estimated at $3,000. Beth provided EPI with a correcting entry needed for the ledgers. Beth is still holding the final SMS snow removal payment until the damaged mailboxes are repaired. Scott provided Beth with a list of bank accounts that Jan at EPI identified with better interest rates, but no account changes will be made until the reserves are at a higher level after all anticipated bills are paid.

Management Report:
Mulching contract has been signed, but mulching will be delayed until probably mid July after first bush trimming is done. Asphalt replacement started on day of board meeting, and some PVC piping was damaged that appears to have wiring inside; PVC runs from 18211 to the end of Pheasant Lake Drive; the contractor will dig down and replace damaged PVC that is not a water line. This PVC damage has not occurred at any other driveway location. The Village of Tinley Park indicated that contractor hired for curb and village walk repairs has until the end of summer, so no guarantee that the repairs will be done before driveway replacements. Tuckpointing contract has been signed. Aquatic weed has been out weekly, but weeds on riprap around lake have not been treated. Landscaping complaints were received regarding mowing, but better string trimming has occurred. Weed treatment is still an issue. Acres will be contacted. The board did not agree to repair an owner’s mailbox that was blamed on the landscaper who also refuses to accept responsibility. The bulletin board by the bench has been damaged again by vandals, as well as the fencing. This is the third time the notice board plexiglass has been broken. The board agreed to find another cheaper alternative because we are obligated to inform owners about board meetings via a tool other than the website.

An owner interrupted the board meeting with a complaint about meeting information given out by EPI.

An exterior modification request to do mudjacking submitted that night was unanimously approved.

The inspection report showed a volleyball net that has now been removed, and the owners have been informed the netting must be removed when not being used.

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