Board Meeting
July 9, 2018
Held at Village of Tinley Park

Board Members Attending: Judy Glazewski, Len Wiencek, Tom Krippel, Beth Murphy.
From EPI: Scott Adler

Homeowners in Attendance: Sherleen Karchut, Claudia Aloy, Janet Sikan, John Sokol, Rita Davis

Meeting was called to order at 7 pm.

Homeowners’ Forum: A new owner provided very positive feedback to a board member about many things that they are happy with, including the landscaping that includes healthy grass that is well-maintained. Some owners provided feedback about bush trimming and complained about weeds along edge of grass. Positive feedback was received about the driveways, but an owner reported a problem with damaged epoxy treatment on their garage pad that had already been emailed to EPI. Another owner complained that mulch gets washed away with rains and asked if they could install landscape stones or rubber mulch; owner was told to fill out exterior modification request for review and approval before anything is done. An owner complained that their curb was not replaced when 2 other owners’ had theirs replaced. The owner getting the new curb started complaining to the Village 17 years ago. Scott reported that a work order was set up a couple of weeks ago for EPI to report the new complaint from the unit owner about wanting a new curb, but Scott did not believe the village would replace that curb (which also would result in damaging the new driveway). A board member noted the nice job done with the bush trimming.

Landscape Update: Judy provided Scott with a complete list of trees that needed to be trimmed up higher than 10 feet off the ground, as well as other trees that have died that need to be removed. Based on a property inspection done, a list of bush removal and replacements will be provided to EPI for bid. Mulching date is not yet known, but landscape work has been delayed by all contractors due to the extensive amount of rain. Judy is concerned that Acres has the right map noting owners’ preferences regarding bush trimming. We lost a week of work due to the holiday the prior week. Low tree branches (up to 10”) must be cut by Acres under the current contract. Pending work orders associated with landscaping will get resolved now that bush trimming has been done.

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 the July ACH is set up for processing on the 16th. Beth noted that EPI updated the June 30 financials to include the June 30 checks issued that were previously missing; Beth noted she has not received the 6/30 checks yet to sign. Beth provided a summary of the delinquent and prepaid assessments. 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 also help to fund about $19,000 of the current reserves. Beth provided an analysis of the cash available currently and the cash that will be available after paying 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 $2,710. Beth provided an entry to be recorded by EPI to reflect the amount of regular reserves that were needed to be transferred to cover the driveway replacement. Beth is still holding the final SMS snow removal payment until the damaged mailboxes are repaired. Beth
requested and received unanimous board approval to transfer $25,000 from the money market to the checking account. Beth is holding the June Acres check until she gets confirmation that the bush trimming is completed. Scott recommended that the driveway check (when received) be held by Beth until 2 pending issues are resolved (contract says payment is to be made upon satisfactory completion and inspection).

Management Report:

CNA incorrectly rated for workmen’s comp insurance, and we will be notified if a refund is due. Driveways were completed and inspected. An owner complained about roller melting epoxy on garage pad, and Plotke indicated there is no heat in the roller. The pressure of the roller could have cracked the epoxy with the weight of the equipment. EPI contacted Plotke who denied being responsible. It was noted that there were epoxy chips all along the edge of the garage pad where the roller was used. The board directed Scott to contact Plotke and provide the bid obtained by the owner to replace the epoxy on the entire floor; the owner indicated that they would expect Plotke to cover only part of the cost. Another owner reported a dip in their new driveway. Plotke’s payment will not be released until these issues are resolved.

Tuckpointing was reported as being completed, but a board member provided photos that showed the work that should have been done on his unit was not completed. Exhibit A in the contract did include that unit owner’s repairs, but they were not done. Scott will be inspecting all locations and then following up with the contractor.

Weeds on riprap will be treated during the upcoming week by the lake treatment contractor, probably on Tuesday.

Judy asked Scott to ask Acres to do more weed spraying in the beds. For the next contract, Judy said the board should consider adding something like Preen as a weed preventive in the spring. Beth suggested we ask the landscaper doing mulching for a bid to treat the beds before adding mulch; Scott will follow up.

An owner complained to EPI about scraping on driveways from snow removal and suggested different blades be used that leave ¼ inch of snow. The board believed that leaving snow with different blades that do not scrape the driveway is too risky. Scott indicated that the mailbox repairs must be done within the next month; otherwise, a different contractor will be found to do the work and the cost will be deducted from the snow removal payment being withheld from the snow removal contractor.

A trailer parked in a driveway is a violation and a notice was sent based on last month’s inspection by EPI, giving the owner a warning. Another violation notice will be sent this week, and the fines will begin since the trailer was included in the inspection report again this month.

Judy submitted an exterior modification request received from an owner to remove and move overgrown hostas and remove and replace bushes in the front and side of the unit. The board unanimously approved the request.

Scott requested direction on items in his inspection report. A child’s pool was left in the rear lawn that could damage grass, so the owner needs to be notified to remove the pool from the grass when not being used.

Judy noted that the picture labeled at the rear of 18130 PLD in the inspection report is not the correct address. Tom noted that there is no 18219 PLD as noted in the inspection report; Scott will follow up.

The meeting adjourned at 7:50 pm to Executive Session.