Meeting was called to order at 7 pm.

Homeowners’ Forum:

An owner indicated the mulch looked nice. That same owner presented the board with a chicken bone in a baggy also wrapped in a paper towel, claiming the landscaping crew left this garbage on the property and complained about the damage this could potentially have done to her dog if her dog ate it; the owner continued to complain about owners not bagging their garbage, with the board responding the same way that they have said every single month when this complaint is repeated … that they board cannot monitor owners’ garbage. Another owner also stated that the mulch looks great and that a landscaping issue previously reported was resolved and that he appreciated it. Another owner complained that the landscapers are pulling the weeds and putting them in the lawn. The only positive comment the owner stated that they could come up with was that the sun came up today. Another owner also indicated the mulch looked good and then presented pictures of bushes they feel should be replaced under warranty, and the response was again that the bushes were under warranty and bush replacements would not be done until early fall since owners cannot be required to water them. The owner reported a lighting control box located inside a bush, and the board reported that there is another like it at another location. The owner also reported that there was a lot of grass clippings in the driveways all around the property; it was uncertain whether the grass clippings were left in driveways due to rain at the end of the Wednesday. It was noted that an owner reported to a board member that the property looks like new, which is especially nice to hear from an owner who has often been highly critical in the past. Another board member indicated hearing the same thing.

Landscape Update: Bids for landscape replacements are due 9/1/18 and none have been received yet. Judy will comment during the management report on other landscape items listed there.

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 August ACH is set up for processing on the 16th. Scott noted that the bank recs being done before the revised check to Plotke. Assessment revenue is correct. The delinquent assessments still include 2 related to the roofs, and total delinquent assessments is low. The soffit and fascia costs of about $140,000 done in 2016 were 50% funded by the costs savings of the volunteers, and the remaining 50% is funding the current reserve balance. Since 2016, another $16,000 in cost savings (sprinkler repairs and audit fees) due to the volunteers has accumulated. Beth noted the financial data she provided to the board on the projected 9/30/18 reserves balance was to help determine whether adequate funds would be available to fund the lake shore restoration costs. The 2018 mulch costs and tuckpointing costs were considered that used 2018 reserves; however, even if the additional costs for the lake shore restoration were incurred in 2018, there should be a reasonable balance remaining in reserves for unforeseen contingencies. Thus, since the operating costs are within the 2018 budget, the contractor providing the bid should be asked if the 6/1/18 pricing for the lake shore restoration would still be in effect for the work to be done in early fall.
Beth indicated that the sprinkler system cost savings to date for 2018 is about $3,700. An entry requested by the Treasurer during the prior month was recorded on the ledgers. Beth received confirmation that the mailboxes damaged during snow removal were repaired; therefore, the check for the last installment for the snow removal contractor could be signed and mailed. Beth indicated we do not have reserve funds that should be put in CD’s; the current savings account will be used to keep the minimum reserves liquid. Beth indicated she signed and mailed the check for the July 2018 Acres lawn maintenance fee last Saturday.

Beth previously 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’s requested entry to adjust the driveway reserves account was made for the incorrect amount, but it will be fixed to reflect the amount in the Treasurer’s report. A voided check was returned to Scott. Scott confirmed the check for the tuckpointing invoice for one unit should be paid since the work was done but not included in the original contract. Beth asked that the complete appendix for the tuckpointing contract be emailed to her. Beth asked what was the Misc Income reported as driveway charges and was told it was the fines assessed to an owner with a trailer parked in their driveway (against the association rules).

Management Report:

The lake treatment has been done. Beth noted that there is weed growth in the edge of the water on the south end of the lake that should be treated.

A number of landscaping issues were itemized in the written management report where no further discussion was needed. A new owner complaint about bush trimming was discussed; the spireas are not being trimmed in the spring since they get cut back too much, so they will only be trimmed in the fall. Some trees in the rear need to be cut back under the current maintenance contract. The beds were treated for weed removal before the mulch was replenished. Judy pointed out warranty work needed and gave the list to Scott to pass on to Acres; these were primarily in the locations where previously overgrown bushes existed in the fronts of some units.

Scott provided the Lake Aerator removal/storage contract previously approved for Judy’s signature.

The temporary drain tile installed above ground at the rear of Bluebird units resulted the area to be completely dry, so Beth motioned and Tom seconded and the board unanimously agreed that the 70 feet of non-perforated drain tile should be buried all the way to the sewer at a cost of $2,100 and charged to reserves.

An owner’s request from 8927 Pheasant Lake Drive to remove perfectly healthy bushes since they were grown over the sidewalk was rejected. The board agreed that the owner at 8927 Pheasant Lake Drive should be told that the association would not fund the removal and replacement, but if the owner wanted replacements, they could submit an exterior modification request to be considered by the board and fund the cost themselves.

A total of 6 snow removal bids were received. The lowest bid from SMS for $24,160 did not have a blizzard clause or a seasonal cap, like most of the other bids received. Beth motioned to approve the SMS bid, Len seconded and the board unanimously approved their bid. Scott noted that SMS will be marking the property before the snow season and plans to avoid mailbox locations.

Scott explained a new law was enacted a few years ago but now will proceed. The Ombudsperson Act requires associations to develop a Dispute Resolution Policy; the owner must first come to the board with complaints, and if they do not agree with the board’s resolution, the owner can submit a complaint to the attorney as long as they are current with their assessments. The board discussed that it is a problem to allow owners to complain to the attorney and incur attorney costs using association funds; the board agreed to get our attorney’s opinion as to whether the attorney’s fees can be charged back to the owner and whether the board can set up a rule dealing with the attorney costs. This has to be resolved by the November 2018 meeting since it goes into effect Jan. 1, 2019.

The inspection report items discussed included the matter about the owner leaving a trailer parked in their driveway; Scott suggested that we refer the matter to our attorney since the owner has not responded to any violations notices.
The board noted that we should send a certified letter to the owner to ensure that we have documentation about the owner being notified; that should be done before contacting the attorney. The evergreen at a unit is encroaching on the sidewalk, but the trimming should be done under the contract; if that does not work, we could try raising the crown. Damage to the lawn by the bench area is due to water in both sprinkler system boxes. Aces has been instructed by Tom to fix the valves in both boxes.

The board and Scott did not agree with an owner complaint about butchering of the trees at the rear of a unit.

Scott will double check on tree trimming issues raised by Judy that should be put out for bid.

Judy indicated that she discussed Bill’s landscaping work with their supervisor on the property, and the board agreed with the quality of the work done by Bill’s landscaping this year. Beth then noted that our landscaping specs going out for bid should include the fact that the maintenance work should be done on Wednesdays, weather permitting, since the sprinkler system is off on Wednesday and cannot be reprogrammed for other days. 

The draft landscape maintenance specs will be discussed during the September meeting. Weed treatment should also be discussed and how it will be addressed in the bid specs. The landscape maintenance bid specs are usually sent out over the winter, but we will try to get them out in September to see what comes in during October when the 2019 draft budget is compiled.

Judy motioned, Beth seconded, and the board agreed that the meeting be adjourned at 7:50 pm to Executive Session.

The Board meeting reconvened after the Executive Session. The board agreed to waive the fines for an owner whose proof of insurance documentation was provided late by their insurance company.

Submitted by Beth Murphy, Treasurer & Secretary