Pheasant Lake Townhome Association  
Annual Meeting Minutes  
Date of Meeting: September 11, 2017  
Location: Village of Tinley Park Offices, 16250 S. Oak Park Avenue

The Annual Meeting was called to order at 7 pm by President Judy Glazewski.

Owners or their proxies in attendance: Carol Gedig, Judy Glazewski, John Supple, Kathy Cozzi, Matt Cozzi, Ron Sokolowski, Len Wienczek, Bill & Nancy Trzaskus, Jerry Spehar, Sherleen Karchut, Joseph Racine, Tom Krippel, Michael & Roberta Concannon, Jennifer & Redi Stoner, Ray Greenhill, Julie Carbajal, Rita Davis, Robbin Ochenkowski, John Sokol, Maureen Pococha, Beth Murphy.

Present from EPI: Scott Adler

Judy called for a motion to approve the Oct. 27, 2016 annual meeting minutes. Tom Krippel motioned we approve, Beth Murphy seconded, and the minutes were unanimously approved.

There were these announcements by Judy:

1. Garbage issue – garbage flows out of people’s cans or trucks, so please pick up. Be aware of how garbage is bagged so it does not fly around.
2. Violation of Tinley Park ordinances – Residents are not allowed to feed animals. Problems are corn stalks, attracting rodents, etc.
3. Owners should not contact board members with complaints outside board meetings. Do this at board meetings or contact EPI.
4. Owners are not allowed to interact with contractors working on the property; it is a violation of the association’s policy.
5. Owners are reminded to submit exterior modification requests for anything done on the exterior of units, including bush/tree trimming (more than a branch). Owners can also submit requests to change landscaping for their units.
6. Exterior modification requests are also needed for any other outside work (e.g.: satellite dishes, new windows, new doors, etc.)

Owners raised the following questions/concerns:

1. Owner asked where is the Pheasant Lake website. Beth noted the website link verbally, but someone found it for the owner. The website link will be added to board meeting notice at the bench.
2. An owner complained about changing landscapers. The board responded that the association would incur much higher landscaping costs, resulting in increased assessments, if the landscaper was changed.
3. Same owner complained about sprinkler heads sticking up, but the owner was told it’s the pressure keeps them up and to merely step on them to push them down.
4. Complaints were made about overgrown bushes, and Judy responded they are on the board’s to do list for consideration.
5. Non-residents are considered trespassing if fishing on the lake. Owners can call police on them.
6. An owner asked about the location of the fountain on the lake that was installed differently this year.
7. Sprinklers for an owner’s unit have not been running; Tom pointed out that there was already a wiring problem identified and a contractor investigated the problem; there is a break in the line that cannot be located and involved wiring under the street by the pump house. The contractor suggested installing a new unit for the area and posting it on a unit’s home, but Tom disagreed with that and the contractor then suggested a battery-operated unit. Otherwise, another post would have to be installed with power from Com Ed, but that is the most expensive option.

8. An owner indicated that the landscapers put their equipment on the lawn and burned it. Judy will investigate it.

9. An owner complained about weeds, and Judy said the board is addressing it with an extra treatment.

10. The painters who power-washed used water from owners in the rear, and the owner complaining talked to the contractor about it. The owner also complained that the front was not power washed. Scott pointed out that all painters since the association began have used owner water to power wash. Then the owner followed up and said ... all they have to do is ask permission. Scott followed up in person with the problem of not power washing the front; the unit was already painted, so Scott does not know what was power washed. Scott said the contractor can ring door bells to ask about using water.

Next on the agenda was the election of board members. No other owners volunteered besides the 4 current board members. Maureen Pococha motioned to accept re-election of the existing board, and Joe Racine seconded the motion. Owners unanimously agreed with the motion, so the existing board stands: Judy Glazewski, Tom Krippel, Len Wiencek, Beth Murphy.

There was a motion to adjourn the annual meeting by Tom Krippel, seconded by Beth Murphy. Judy adjourned the annual meeting and indicated any owner could stay for the board meeting being held immediately following.

The Annual Meeting was adjourned at 7:15 pm so the Board Meeting could be held.