The Board Meeting was called to order at 7 pm by President Judy Glazewski. Board members attending: Judy Glazewski, Tom Krippel, Beth Murphy, John Sokol, Len Wiencek. Scott Adler was present from EPI.

Other owners or their proxies in attendance: Jerry Spehar, Kurt & Carol Gedig, Sherleen Karchut, Rita Davis, Mohmoud Matariyeh, Mike Bates

Homeowners Forum:

The complements mentioned by owners included the driveway replacement project was flawlessly done, that the financial statements were thorough and helpful, that the assessments were kept the same as the prior year, that the board should be thanked for the great job that they do, that the landscapers work hard and seem to be a big improvement from prior contractor, and that our association’s board operates properly and follows laws and requirements and gets along well compared to other associations’ boards. The issues raised by owners and discussed with the board included the status of an exterior modification request submitted, the status of bush replacements, that owners are responsible for garage doors, the sprinkler system contractor replacing the volunteers, other landscaping issues, and a building foundation question.

Beth noted an edit to the minutes in the director books and then Tom motioned and Judy seconded approval of the edited minutes of the April 8, 2019 board meeting that were unanimously approved.

Treasurer Report:

Beth provided the usual updates about the emailed financials & bank recs, Com Ed and Waste Management bills, & that the May ACH is set up for processing on the 15th. Assessment revenue is correct. A summary of the delinquent and prepaid assessments were provided. Beth noted that the reserve balance shown on the 4/30/19 financials includes about $93,000 still remaining from volunteer cost savings associated with sprinkler repairs and accounting services to date. Investment options for the reserves will be discussed when the final amount of reserve spending in 2019 is determined. In general, the board has agreed to have a minimum of $50,000 of liquid contingent reserves available in case of any emergency. Beth reminded everyone that the sprinkler system volunteers have retired in 2019 from doing the repairs. Beth noted that all entries needed in 2019 due to items identified in the 12/31/18 year end financials have been recorded on the ledgers. Beth received authorization to sign the final check for SMS for snow removal since the landscape repairs have been made. Beth received confirmation that the first month’s (April) check for the new landscape contractor should be signed.

Management Report:

The following topics were presented and discussed by the board with Scott Adler from EPI: landscaping, bids for the remaining gable vent replacements and related siding as planned under the reserve study, shoreline restoration, aquatic weed/algae control, tuckpointing, insurance correspondence sent to owners, rule violations and appeals, and items identified in Scott’s inspection report.

The board reviewed the bids for insurance; Beth motioned and Judy seconded and the board unanimously approved the bid from Farmers Insurance/PMA totaling $3,398. The board reviewed the
bids for the replacement of gable vents and adjacent siding on the ranch units that were not replaced during the roof replacement project; further information is needed to evaluate and compare the bids submitted, and Scott agreed to follow up. Bids were obtained to re-paint the entry signs. The shoreline restoration is being delayed due to weather. Beth motioned and Judy seconded to approve the bid of $850 from Construction Concepts for re-painting the entrance signs; the board unanimously approved the bid. The board is waiting for all bids to be submitted before voting on the drain tile installation.

Based on Scott’s inspection report, there will be follow up on inspection of bushes. Dirt on the siding of the rear of a unit will be power washed when the painters are on the property. A tree will have branches trimmed off the roof. EPI will follow up on other items that did not require board discussion/approval. Tom and Len will fix 3 white slats on the white fence along 183rd Street; materials previously purchased are available.

Judy motioned and Tom seconded that the board adjourn to Executive Session at 7:55 pm to handle some appeals and other business. There was unanimous board approval.

The Board reconvened after the Executive Session. The board voted unanimously in support of these items: Fines were waived for 18214 Mockingbird related to an insurance violation. Fines were waived for 8905 Mallard for owner who completed an exterior modification without prior approval since the owner completed the required forms and received board approval for the exterior modification. The owner at 18203 Pheasant Lake Drive received a requested extension for foundation repairs; the board agreed to having the repairs completed by October 1, 2019 (which still required submission of an exterior modification request for board review and approval in advance of the work being done). A disconnected downspout at 8911 Mallard was reattached, resulting in no fines. The owner at 8927 Pheasant Lake Drive corrected the c/o EPI address (to include Suite M) used for Pheasant Lake Townhome Association as the second insured on his policy; thus, no fine was assessed. Late fees were waived for 8923 Mallard due to a mistake made making payment on EPI portal system; all assessments are now paid up to date.

Judy motioned to adjourn the board meeting at 8:30 pm, Tom seconded, and it was unanimously approved by the board.