

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, February 16, 2017 – 7:00 pm
Darien Police Training Room

I. CALL TO ORDER/ROLL CALL

President Karen English called the Regular Meeting of the Reflections Association Board to order at 7:00 p.m.

Board Members Present:

President Karen English
Vice President Joanne Blattner
Treasurer Catherine Griffin
Director Derek Ahlborn

Absent:

Secretary Shoo Chen

Also present was Property Manager Brett Kovel (Elite Management).

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the November 10, 2016 General Board Meeting and Annual Board Meeting. Seconded by VP Blattner. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. Q4 2016 Financial Report

Operating Funds - \$101,134.61
Reserve Funds - \$442,360.92
Total Funds - \$543,495.53

B. Collections Report

C. Management Presentation

D. New Rule (Paver Patios)

A MOTION was made by Treasurer Griffin to approve the new rule regarding paver patios. Seconded by VP Blattner. Motion Carried Unanimously.

The draft of this new rule will be sent out to the homeowners and approved at the next meeting before officially going into the rules.

V. GROUNDS AND BUILDING MAINTENANCE

A. Recurring Annual Items

A MOTION was made by Treasurer Griffin and seconded by Director Ahlborn to approve the following recurring annual expenses:

- **Spring/Fall Gutter Cleaning with Bob’s Gutter Cleaning for \$200.00/Building**
- **Annual coupon book purchase and distribution for not to exceed \$800.00**
- **Approve fungicide sprays with Kramer Tree Specialists, Inc. for \$4410.00**
- **Approve KSN annual legal retainer for \$3300 per year.**

Motion Carried Unanimously.

V. NEW BUSINESS

A. Adams Roofing

A MOTION was made by Treasurer Griffin to approve Adams Roofing 2017 Phase for \$300,000.00 (pending Waldman review). Seconded by VP Blattner. Motion Carried Unanimously.

B. Emerald Site Services

A MOTION was made by Treasurer Griffin to approve Emerald Site Services to perform drainage work on buildings from 8183-8215 Ripple Ridge for \$17,800.00. Seconded by Director Ahlborn. Motion Carried Unanimously.

C. Painters USA

A MOTION was made by Treasurer Griffin to approve Painters USA 2017 Paint Cycle (14 Buildings) for \$49,098.00. Seconded by VP Blattner. Motion Carried Unanimously.

D. Waldman Engineering

A MOTION was made by Treasurer Griffin to approve Waldman Engineering Reserve Study update for \$3300.00. Seconded by VP Blattner. Motion Carried Unanimously.

VII. HOMEOWNER FORUM

A homeowner asked what the new paver patio rule was. Property Manager Kovel said that the old rule said that a patio could not be extended; the new rule stated that a neutral-colored stone could be used to extend it with restrictions. There was some discussion regarding this.

A homeowner asked about a newsletter including information about common elements as well as courtesy within community living.

A homeowner asked about the Association communication regarding a rental inspection.

VIII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:16pm. Seconded by Director Ahlborn. Motion carried unanimously.

Respectfully submitted,

Laura Griffith

Recording Secretary

Karick & Associates

This document is subject to correction as noted in the minutes of the next meeting.