

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, June 1, 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 7:03 p.m.

Board Members Present:

President Karen English
Vice President Joanne Blattner
Secretary Shoo Chen
Treasurer Catherine Griffin

Absent:

Director Derek Ahlborn

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 February 16, 2017 General Board Meeting. Seconded by Vice President Blattner. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. April 2017 Financial Report

Operating Funds - \$150,366.53
Reserve Funds - \$428,712.75
Total Funds - \$579,079.28

B. Collections Report

There was \$4,231 outstanding, and less than \$1,000 in outstanding assessments. Most of this was in late fees and fines. One account was in collections and paid up except for legal fees.

C. New Rule (Paver Patios)

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

D. Management Report – May 2017

- The roofs would be done on the normal schedule in late August or early September. This would be done for the final six buildings.
- Other capital projects would follow over the next two to three years since the roofs would be completed.

- Emerald Site would be working on a large drainage project to direct drainage into the creek. There was some discussion regarding this in regards to discussions with the City.
- Hartman would come out for mulching in the common areas.
- Pruning would take place in June; notices to homeowners would go out on this regarding encroachments. President English requested that utility boxes be looked at for nearby overgrowth.
- Fourteen buildings were painted. Next year would be the most expensive painting year, but this would have the entire property done in four years.
- Adams had been out a few times for siding issues. The plan was to put off the siding until after some grounds work, and then implement a seven-year siding replacement plan.
- Some thin brick would be done as needed. An inspection of the property would come as well.
- The architectural changes were good and completed.
- There were close to 20 closings in 2016, and there were four or five closings already in 2017.
- There was discussion regarding the turf and grounds issues to be addressed. Property Manager Kovel distributed information on this.

V. GROUNDS AND BUILDING MAINTENANCE

A. *Adams Roofing*

Property Manager Kovel noted that the actual work ended up coming in around \$7,000.

A MOTION was made by Treasurer Griffin and seconded by Vice President Blattner to approve Adams Roofing work order repairs throughout the property for an amount not to exceed \$13,250. Motion Carried Unanimously.

B. *J&S Tree Service*

A MOTION was made by Treasurer Griffin and seconded by President English to approve J&S Tree Service tree removals and pruning from 8157-8159 Ripple Ridge for \$1500. Motion Carried Unanimously.

Property Manager Kovel explained how dead pine trees were found and removed during grounds work. There was further discussion regarding this particularly in regards to the neighboring property.

V. NEW BUSINESS

A. *Hartman – Future Turf Repair Plans*

This would be looked at in the fall based on need. There was some discussion regarding the plantings being done now.

VII. HOMEOWNER FORUM

Treasurer Griffin asked about the garage sale. Property Manager Kovel said that there had been some inquiries on this, and the Board was agreeable to this if someone took charge on it.

Treasurer Griffin said that there were some parking problems. There was some discussion regarding the stickers and filing complaints with the police if a resident knows who the violator is.

A homeowner asked about renters in Reflections. Property Manager said that the property does not exceed twenty percent. There was interest by investors, but some of the investor properties were sold to owners as well.

A homeowner asked about grilling in the back. There was some discussion about this. Property Manager Kovel said that there was not a rule on this, but it was important to be respectful of the neighbors. There was further discussion regarding involving property management to help mediate long-term problems with neighbors on any issues; however, immediate problems should be addressed to police if they cannot be resolved.

A homeowner asked about talking to the city about speed bumps and offered to do so. There was some discussion regarding this or using speed trailers.

A homeowner asked about a thorny bush that she wanted removed and she would replace it. Property Manager Kovel took down the address and requested a picture of the bush to be pulled. It was also requested that a description of what would be replaced there be sent to Management. The removal would take place on the next maintenance visit.

A homeowner asked about a fire alarm going off in two units, and it was determined that water had gotten into some devices in the garage due to siding issues.

There was brief discussion regarding letters going on regarding deck staining.

VIII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:57pm. Seconded by President English. 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.