

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 7:00 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 June 16, 2017 General Board Meeting. Seconded by President English. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. Elite Management Contract

Property Manager Kovel said that the terms were the same with a two and a half percent increase.

A MOTION was made by Treasurer Griffin to extend the contract with Elite Management out to 2019. Seconded by President English. Motion Carried Unanimously.

B. July 2017 Financial Report

Operating Funds - \$104,761.98
Reserve Funds - \$508,343.46
Total Funds - \$613,105.44

Property Manager Kovel said that this was the top end of the reserve fund before the roofing project was paid as well as some minor brick repair work. The Association was trending slightly under budget.

C. Collections Report

There were a couple of units in collections. One unit was in foreclosure, and the judgement was received for eviction. The eviction would likely be in October, and the Association could decide how to proceed.

D. Management Report – August 2017

- This was the final phase of roofing and would take place in September. There was brief discussion regarding the option to do the skylights.
- The second round of pruning had just been done as was regularly scheduled maintenance.
- There had been 25 to 30 tree removals this year which had been standard. Four trees would be replaced. There was some discussion regarding problems in surrounding areas as well.
- Some concrete work had been done last year, and there was some cracking after the winter. Discussions with the vendor are ongoing. The Association will seek final resolution.

(Director Ahlborn arrived at the meeting approximately 7:15pm)

V. GROUNDS AND BUILDING MAINTENANCE

A. Adams Roofing

Property Manager Kovel noted that this was an added repair above and beyond normal scope of work.

A MOTION was made by Treasurer Griffin and seconded by Vice President Blattner to approve Adams Roofing siding repair at 1029 Ripple Ridge for \$950. Motion Carried Unanimously.

B. Brookfield Tree Service

Property Manager Kovel said that he also had the vendor complete additional work as needed.

A MOTION was made by Treasurer Griffin and seconded by Vice President Blattner to approve Brookfield Tree Service tree removals and pruning for \$7380. Motion Carried Unanimously.

C. Painters USA

Property Manager Kovel said that the work from this vendor had gotten better each phase. This would be the final cycle of painting. This contract was ready to be signed after legal review.

A MOTION was made by Treasurer Griffin and seconded by Director Ahlborn to approve Painters USA 2018 Paint Cycle (18 buildings) for \$63,375. Motion Carried Unanimously.

V. NEW BUSINESS

A. Hartman – Future Turf Repair Plans

Property Manager Kovel said that this needed to be reviewed in order to segment the property and do in phases. There was some discussion regarding this. Treasurer Griffin wanted to be sure that this was given the correct priority among other projects to be done. There was extended discussion

regarding when this would be done and how much money should go to this. There was also discussion regarding how to handle the regular turf maintenance. There was concern about covering damages off of the driveways. After some discussion, the Board discussed a not-to-exceed number of between \$10,000 and \$15,000.

A MOTION was made by Treasurer Griffin to approve a turf repair proposal to be obtained not to exceed \$12,000. Seconded by Director Ahlborn. Motion Carried Unanimously.

VII. HOMEOWNER FORUM

A homeowner asked about any changes in renter percentage. Property Manager Kovel said that it is about the same as there were changes both ways. The Association usually floated between 50 to 60 total renters.

A homeowner asked about the contract with the landscapers. Property Manager Kovel explained the details and components of the landscaping maintenance contract.

A homeowner was a new owner and asked for Board introductions. He also asked about getting some previous records of work done on the unit. It was recommended he approach the previous owner for interior work. The association could assist with exterior work performed.

VIII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:45pm after a short hearing. 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.