

**Reflections at Hidden Lake
Annual Meeting
Thursday, November 20, 2014 – 7:00pm
Darren Police Training Room**

I. CALL TO ORDER/ROLE CALL OF OFFICERS

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

Board Members Present:

President Karen English
Treasurer Catherine Griffin
Director Sandra Starck

Absent:

Vice President Derek Ahlburn
Secretary Joanne Blattner

Also present were Property Manager Brett Kovel representing Elite Management, Recording Secretary Laura Griffith from Karick and Associates, and nineteen homeowners.

II. ESTABLISH QUORUM

Quorum was established - with at least twenty percent of owners needed. Twenty-eight percent of homeowners were represented in person or by proxy.

III. INTRODUCTION OF CANDIDATES

Catherine Griffin, Sandra Starck, Karen English, and David Tsui introduced themselves as candidates in the election.

IV. COLLECTION OF VOTES

The ballots were collected.

V. 2014 ANNUAL REVIEW PRESENTATION

Property Manager Kovel reviewed the 2014 Annual Review Presentation which included: 2014 Interim Financial Review, 2015 Budget Review, 2014 Accomplishments, and 2015 Plans.

A homeowner asked about the concrete replacement. Property Manager Kovel said that this was an expensive long-term project to replace broken concrete in front of the units.

A homeowner asked about needing the landscaping service to get better. There was some discussion regarding several landscaping programs that struggled this year due to weather. The contractor had a one-year contract; this had been addressed, and if it was still a problem, they could look at changing. President English said that the Association would be looking at other landscapers. Another homeowner asked about the landscapers driving mowers over the driveways. Property Manager Kovel said that he would mention this to them.

A homeowner asked about a grading issue on his unit. Property Manager Kovel said that this was currently not a priority as it was not financially possible for the Association to address all areas. There was some extended discussion regarding the prioritized projects.

VI. TABULATION OF VOTES

Karen English, Joanne Blattner, Derek Ahlborn, Sandra Starck, and Catherine Griffin were re-elected.

VII. ELECTION OF OFFICERS

The officers remained as follows:

- Karen English – President
- Derek Ahlborn – Vice President
- Catherine Griffin – Treasurer
- Sandra Starck – Secretary
- Joanne Blattner – Director

VIII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 8:05pm. Seconded by President English. Motion Carried Unanimously.

Respectfully submitted,
Laura Griffith
Recording Secretary
Karick & Associates