



**Board of Directors Meeting Minutes
February 19, 2015 – Darien Police Training Room**

PART I – BUSINESS SECTION

1. Meeting Called to Order at 7PM. There were four board members present, and one was 15 minutes late. Two homeowners were in attendance.

2. Minutes, November 20, 2014 General Board Minutes
Minutes, November 20, 2014 Annual Board Minutes
A MOTION was made by Treasurer Griffin to approve the minutes as presented. Seconded by Secretary Starck. Motion Carried Unanimously.

3. FINANCIAL AND ADMINISTRATIVE
 - 3.1. Q1 2015 Financial Report
 - 3.1.1. Operating Funds: \$125,199.42
Reserve Funds: \$390,180.90
Total Funds: \$515,380.32
 - 3.2. Collections Report through January 31, 2015
 - 3.3. Management Report – Elite Management
 - 3.3.1. Including operating and capital project updates
The above reports were provided by Elite Management with no additional questions raised. The management report covered all administration, building and grounds updates, and legal items.

4. GROUNDS AND BUILDING MAINTENANCE
 - 4.1. RECURRING ANNUAL ITEMS
A MOTION was made by Secretary Starck and seconded by Treasurer Griffin to approve the following recurring annual expenses. Motion Carried Unanimously.
 - 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 \$2755.00

New business items:

 - 4.2. **A MOTION was made by Treasurer Griffin to approve Deck Specifications from Waldman Engineering for \$3500.00. Seconded by Secretary Starck. Motion Carried Unanimously.**

- 4.3. A MOTION was made by Treasurer Griffin to approve Adams Roofing Preventative Maintenance repairs on remaining buildings for \$1700.00. Seconded by Director Blattner. Motion Carried Unanimously.**

PART II – RESIDENTS AND BOARD

1. OPEN FORUM FOR RESIDENTS

No Additional comments were raised from the ownership.

The board briefly discussed starting to research light fixture replacement. The existing fixtures are no longer available at Home Depot. Elite Management has limited inventory remaining. The board and management would start to look for a bottom fed fixture that can censor with LED bulbs. There is a chance to complete a building this year as a sample.

One of the parcels of vacant land across the wetlands is potentially being developed by a VA not for profit corporation. They requested to have Reflections donate a piece of land in order for them to expand their facility that would include office buildings for administration, a park, and housing for homeless veterans. After legal research, the Association determined that this would have to be approved by 100% of the ownership. The Association board directed Elite Management to close discussions on this matter. This matter is now closed.

2. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:40 PM. Seconded by Secretary Starck. Motion Carried Unanimously.