

**Reflections at Hidden Lake**  
**Regular Board of Directors Meeting**  
**Thursday, February 18, 2016 – 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.

<b>Board Members Present:</b>		<b>Absent:</b>
President	Karen English	None
Vice President	Derek Ahlburn	
Treasurer	Catherine Griffin	
Secretary	Shoo Chen	
Director	Joanne Blattner	

Also present were Property Manager Brett Kovel (Elite Management), Recording Secretary Laura Griffith (Karick and Associates), and six homeowners.

**II. 2015 ANNUAL REVIEW**

Property Manager Kovel presented the 2015 Annual review in lieu of the management report. He included the overall performance summary and 2016 budget. He broke down where the assessments went and reviewed the accomplishments from 2015. He also detailed plans for 2016.

**III. APPROVAL OF THE MINUTES**

**A MOTION was made by Treasurer Griffin to approve the minutes of the November 12, 2015 General Board Meeting and Annual Board Meeting. Seconded by Director Blattner. Motion Carried Unanimously.**

**IV. FINANCIAL AND ADMINISTRATIVE**

*A. Q1 2016 Financial Report*

Operating Funds - \$150,980.53

Reserve Funds - \$408,561.46

Total Funds - \$559,541.99

*B. Collections Report Through January 31, 2016*

There was less than \$1,000 in outstanding assessments, and only a few fees and fines outstanding. There was some discussion regarding foreclosed properties.

**V. GROUNDS AND BUILDING MAINTENANCE**

*A. Recurring Annual Items*

Property Manager Kovel said that the pricing on the fungicide spray went up to \$3,750 since the Board packet had been distributed. There was some discussion whether this program was still needed and when it should be done.

**A MOTION was made by Treasurer Griffin to approve the following recurring annual expenses: Spring/Fall Gutter Cleaning with Bob's Gutter Cleaning for \$200/building; Annual coupon book purchase and distribution for not to exceed \$800; Fungicide sprays with Kramer Tree Specialists, Inc. for \$3.750; and KSN annual legal retainer for \$3,300 per year. Seconded by Director Blattner. Motion Carried Unanimously.**

## **VI. NEW BUSINESS ITEMS**

### **A. Adams Roofing 2016 Phase**

Property Manager Kovel said that this went up because, even though oil went down, other costs went up. Also, the buildings being done were larger than the previous ones. There was some discussion regarding keeping a close eye on this. This proposal would be based on Waldman's review.

**A MOTION was made by Treasurer Griffin to approve Adams Roofing 2016 Phase Six for \$290,000 pending Waldman's review. Seconded by Director Blattner. Motion Carried Unanimously.**

## **VII. HOMEOWNER FORUM**

A homeowner asked for the executive positions. It was noted that Karen English was President, Derek Ahlburn was Vice President, Catherine Griffin was Treasurer, Shoo Chen was Secretary, and Joanne Blattner was a Director.

A homeowner asked about the seal-coating having some missing spots. Property Manager Kovel said that a full review of this would be done as the weather got better. There was some discussion regarding what caused this in order to be able to bring it to the vendor.

Treasurer Griffin asked about the painting. Property Manager Kovel said that this was not up for approval yet as there was some information still to be obtained.

Director Blattner asked about her door being inspected. Property Manager Kovel said that he needed to come out and look at this.

## **VIII. ADJOURNMENT**

**A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:26 pm. 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.*