

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, February 20, 2014 – 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 7:02 p.m.

Board Members Present:		Absent:
President	Karen English	None
Vice President	Derek Ahlborn	
Secretary	Sandra Starck	
Treasurer	Catherine Griffin	
Director	Joanne Blattner	

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

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the November 21, 2013 Board and Annual meetings. Seconded by Secretary Starck. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. January 2014 Financial Report

Operating Funds - \$102,510.75

Reserve Funds - \$382,772.32

Total Funds - \$485,283.07

Property Manager Kovel noted that this was the low point for the reserves as several projects had been paid for. However, it would be built back up, and the pond project was still upcoming.

B. Collections Report Through January 31, 2014

Property Manager Kovel said that \$15,262 was outstanding at the end of January. There were four units in collections, and a couple would be settled soon. The lawyer report was submitted to the Board, and there had been one eviction that has been winterized.

C. Amended Association Rules

Property Manager Kovel said that the rules did not change much but was condensed in order to read easier.

A MOTION was made by Treasurer Griffin to approve the amended association rules as submitted to the owners. Seconded by President English. Motion Carried Unanimously.

D. Management Report from Elite Management

Property Manager Kovel said that the snow plowing contract was unlimited which worked out very well for the community this year. Director Starck brought up alternating which streets were started first.

The warranties for the roofs were posted on the website. There were a lot of roofing issues because of ice damming and leaks this year. The information on this was still coming in, and Adams was working to clear the ice damming whenever possible. If the building was going to be done this year, the dam would be cleared, and the interior repaired. The other roof issues were being handled on a case by case basis; usually repairs were completed.

The chimney top specifications were submitted. Property Manager Kovel recommended approving the specification and getting a proposal from Adams. The deck specification proposal was filed so that it was accessible as needed. He felt it would be a good investment.

The condensation issues were ongoing. This was in line with the roofing project for some and being addressed on a case by case basis for others. President English confirmed that the project was about halfway done. There was some discussion regarding how many years were left on the project.

The grounds activity was limited. The tree pruning was completed. Property Manager Kovel reviewed a few minor work orders. Administratively, the rules and regulations were done; also, the FHA approval would be looked into if needed.

E. Operating and Capital Project Updates

Property Manager Kovel reviewed the operating and capital project updates.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Recurring Annual Items

A MOTION was made by Director Blattner to approve the following recurring annual expenses: Spring/Fall Gutter Cleaning with Bob's Gutter Cleaning for \$200 per building, and the annual coupon book purchase and distribution for not to exceed \$800. Seconded by Secretary Starck. Motion Carried Unanimously.

B. Adams Roofing Professionals

A MOTION was made by Treasurer Griffin to ratify the approval for Adams Roofing Professionals repairs at 8297 Sweetwater Court and 1018 Spring Court for \$1675 per location. Seconded by Secretary Starck. Motion carried unanimously.

IV. NEW BUSINESS ITEMS

A. Waldman Engineering Consultants

A MOTION was made by Treasurer Griffin to approve Waldman Engineering Consultants Chimney Chase Specifications for \$1000. Seconded by Secretary Starck. Motion carried unanimously.

B. Fire and Security Systems

It was confirmed that this was the entire panel that needed to be replaced.

A MOTION was made by Treasurer Griffin to approve Fire and Security Systems to replace the alarm panel at 1034-1044 Hinswood Drive for \$2,246. Seconded by Director Blattner. Motion carried unanimously.

VI. HOMEOWNER FORUM

A homeowner said that the snow removal company had done a great job.

A homeowner asked about a car parked in a spot for an extended period of time.

A homeowner thanked the Board for the time they spend.

The Board thanked the Rules and Regulations committee for their work.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:28pm. Seconded by Vice President Ahlborn. Motion carried unanimously.

Respectfully submitted,

Laura Griffith

Recording Secretary

Karick & Associates

This document is subject to correction as noted on next the minutes of the next meeting.