

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, May 16, 2013 – 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	Derek Ahlborn
Treasurer	Catherine Griffin
Secretary	Sandra Starck
Director	Joanne Blattner

Also present were Property Manager Brett Kovel representing Elite Management and seventeen homeowners.

Recording Secretary Laura Griffith from Karick and Associates was not present due to a scheduling conflict. Elite Management to record minutes.

III. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the general board meeting of February 21, 2013. Seconded by Secretary Starck. Motion Carried Unanimously.

A MOTION was made by Treasurer Griffin to approve the minutes of the 2013 annual meeting of February 21, 2013. Seconded by Secretary Starck. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. April 2013 Financial Report

Operating Funds - \$125,763.89

Reserve Funds - \$390,342.18

Total Funds - \$516,106.07

B. Collections Report Through April 30, 2013

Total outstanding invoices for the property were at \$14,658.98. Director Blattner wanted it noted for the record that this was exceptional. She attended a seminar and learned that many associations are dealing with major collection issues and that it was not unusual to see over \$30,000 in collections at properties with less

than 50 units. Elite Management agreed that Reflections is currently doing great with regard to collection performance.

C. Management Report from Elite Management

- A complete management report was provided by Elite Management including updates on grounds, buildings, capital projects, legal and administrative, property closings, and variances.

V. GROUNDS AND BUILDING MAINTENANCE

A. BPM Enterprises Inc. – Erosion and drainage repairs

a. Location 1013-1015 Ripple Ridge

A MOTION was made by Treasurer Griffin to approve the turf repair and erosion control at the above location for \$1066.00. Seconded by Director Blattner. Motion Carried Unanimously.

b. Location 8169-8179 Ripple Ridge

A MOTION was made by Director Blattner to approve the turf repair and erosion control at the above location for \$5602.00. Seconded by Treasurer Griffin. Motion Carried Unanimously.

c. Location 1031 Hinswood

A MOTION was made by Director Blattner to approve the turf repair and erosion control at the above location for \$919.00. Seconded by Vice President Ahlborn. Motion Carried Unanimously.

B. Adams Roofings

A MOTION was made by Director Starck to approve a roof repair at 1020 Ripple Ridge for \$1800.00. Seconded by Vice President Ahlborn. Motion Carried Unanimously.

C. Bob the Gutterman

A MOTION was made by Treasurer Griffin to approve spring gutter cleaning for \$2520.00. Seconded by Secretary Starck. Motion Carried Unanimously.

VI. HOMEOWNER FORUM

A brief discussion was held regarding the neighboring commercial property and the new trees that were planted. A combination of homeowner, association, and village prompted the commercial property owner to improve the area.

VII. ADJOURNMENT

A MOTION was made by President English to adjourn the meeting at 7:35pm. Seconded by Treasurer Griffin. Motion carried unanimously.

Respectfully submitted,
Brett Kovel
Acting Recording Secretary
Elite Management Associates, Inc.

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