

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, June 2, 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 7:03 p.m.

Board Members Present:
Treasurer Catherine Griffin
President Karen English
Secretary Shoo Chen
Director Joanne Blattner

Absent:
Vice President Derek Ahlburn

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

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the February 18, 2016 General Board Meeting and Annual Board Meeting. Seconded by Director Blattner. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. April 2016 Financial Report
Operating Funds - \$176,624.85
Reserve Funds - \$464,178.18
Total Funds - \$640,803.03

Money was expected to be moved into reserves as needed. The roof repair was expected to start around August. One CD was coming up for renewal, and everything else was in Money Market Accounts. There was currently a budget overage because insurance was required upfront. Some projects might go over budget, but not everything was approved yet. Bids were still coming in.

B. Collections Report Through January 31, 2016

There was less than \$4,500 in outstanding assessments. There was only one unit that was in the eviction and foreclosure processes. There was some discussion regarding the process of payments on foreclosure properties. After the sheriff's sale happened, the money was collectable.

C. Management Report

- Hartman was the new landscaper; the only complaints received were that they worked on Memorial Day. This was brought up to the landscaper. Treasurer Griffin asked if the landscapers purposefully cut the grass long; Property

Manager Kovel was not sure. However, communication with the new landscaper had been much better than previous contractors. There was a brief discussion regarding the landscaping around the pond.

- The painting was happening weather-dependent. As damaged wood was found, repairs were made. There was a discussion regarding one building with a slightly different color scheme. Two of the schemes required two coats of paint, and the other scheme would be okay with one coat.
- The biggest concrete cracks were being addressed. This was budgeted through reserves as was the thin brick work.
- There were a couple hearings scheduled.
- Architectural change forms had been done and inspected except for the one owner who was out of town.
- A lot of closings had occurred in the past couple of months.

V. **GROUND AND BUILDING MAINTENANCE**

NEW BUSINESS ITEMS

A. *Adams Roofing Chimney Top Replacements*

A MOTION was made by Treasurer Griffin to approve Adams Roofing chimney top replacements at 1029 RR 8279 RR For \$1150.00. Seconded by Director Blattner. Motion Carried Unanimously.

B. *J&S Tree Service*

A MOTION was made by Treasurer Griffin to approve J&S Tree Service to remove five Austrian pines and grind stumps plus two additional stumps and spot pruning for \$1900.00. Seconded by Director Blattner. Motion Carried Unanimously.

C. *Painters USA 2016 Painting Cycle*

A MOTION was made by Treasurer Griffin to approve Painters USA 2016 painting cycle for \$36,860.00 (11 buildings). Seconded by Director Blattner. Motion Carried Unanimously.

D. *Hartman Landscape*

A MOTION was made by Treasurer Griffin to approve Hartman Landscape turf improvements (including tree rings as needed) for \$6,780.00. Seconded by Director Blattner. Motion Carried Unanimously.

VII. **HOMEOWNER FORUM**

Property Manager Kovel brought forward a homeowner request and said that he did not want to discourage homeowners from making landscape improvements. He just wanted to make a consistent policy. Director Blattner said that she did not want to approve extending a patio. Property Manager Kovel said that he just wanted to come up with a standard. The Board wanted to think on this and discuss later to determine how many pavers would be allowed going forward. The Board would look around the property to determine this.

A homeowner said that she called the landscaper for a quote, but it was expensive. She said that the landscaper had been trying to win this overall property for a while.

A homeowner said that there had been a lot of smashed and dented garage doors. Property Manager Kovel said that this was not able to be addressed in totality, but doors in very bad condition could be addressed if needed. The doors were inexpensive.

There was some discussion regarding new residents in Unit 1022.

There was a brief discussion regarding the new lights.

A homeowner thanked the Association for having the landscapers come out and clean up the back.

VIII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:34pm. Seconded by Director Blattner. 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.