

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, June 5, 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 7:00 p.m.

Board Members Present:		Absent:
President	Karen English	None
Vice President	Derek Ahlburn	
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 nine homeowners.

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the February 20, 2014 Board meeting. Seconded by Secretary Starck. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. April 2014 Financial Report

Operating Funds - \$120,937.49

Reserve Funds - \$381,564.90

Total Funds - \$502,502.39

Property Manager Kovel noted that the big item to note over the winter was that the Association did not go over budget on snow removal like most properties. This was allowing the Association to complete planned projects. Reserve funds were at the low point because they included a roof payment already made as well as pond work.

B. Collections Report Through May 31, 2014

Property Manager Kovel said that there was not a lot of new activity. There was an April balance of \$16,000 which was down to about \$13,045 for May. There were a few problem accounts that made up over 50 percent of the collection amount. He said that the Association was in good shape.

C. Management Report from Elite Management

Property Manager Kovel said that everything for the first three roof phases was done. The warranties were posted on the website if needed. A lot of roofing issues were reported over the winter, and 85 percent were on older roofs. Ice damming was the only problem that was across old and new roofs. The interior work was completed for water damage reported.

Chimney top specifications were approved, and they were in the process of being obtained. The tops would start to be repaired with the roofing project, and the caps were the owner's responsibility. Nothing was being done with the deck specifications yet.

Most turf repairs were doing well. No mulching would be done this year. There were dead trees that were removed, and the Board was hoping to open up more of the budget to do landscaping in common areas. Work orders were submitted to the landscaping company and were usually addressed on Fridays.

Pruning would be done in mid-June with a big crew. Work orders were not bad, and the same vendors were being used. The facades were not bad, and some caulking was needed. However, only about two had cracks to be repaired. The decks also seemed to be in good shape; next year deck staining might be needed from some of the owners.

Emerald had been on site, and they would be putting the rock on the shoreline down. There was some discussion regarding burying the downspouts to divert to the pond.

Adams would start again at the end of the summer as usual in order to work with cash flow. The report from Adams on ice damming was submitted to the Board.

There were additional architectural forms submitted for the Board to review. The FHA approval had expired and was not planned to be renewed unless an owner did it. There were several closings this year, and the prices were getting back toward the \$200,000's, especially for the bigger units.

IV. GROUNDS AND BUILDING MAINTENANCE

A. *Adams Roofing Professionals 2014 Roof Replacement*

A MOTION was made by President English to approve Adams Roofing Professionals 2014 Roof Replacement for \$269,000. Seconded by Treasurer Griffin. Motion Carried Unanimously.

B. *Alarm Monitoring & Radio Leasing*

Property Manager Kovel said that alarm monitoring had been negotiated from \$90 per month per building down to \$35 per month per building. The new company (ADS) offered to do the first year free. Because of a new situation with the Fire Protection District, this offer would save the Association a lot of

money. This was being looked at closely by legal to determine where certain liabilities were.

A MOTION was made by Treasurer Griffin to approve a 6 year alarm monitoring and radio leasing agreement for \$1519 per month or \$18,2228 annually. Seconded by Secretary Starck. Motion carried unanimously.

V. NEW BUSINESS ITEMS

A. *Emerald Site Services*

Property Manager Kovel said that the pond had to be pumped down and some rock and fill were to be installed to re-grade the area. One of the in-flow pipes needed to be fixed.

A MOTION was made by Treasurer Griffin to approve change orders with Emerald Site Services for \$10,260. Seconded by Director Blattner. Motion carried unanimously.

B. *ADS Battery Replacement*

Property Manager Kovel said that he would work with the company to help determine which batteries needed to be replaced.

A MOTION was made by Treasurer Griffin to approve ADS to replace batteries as needed for \$27 per battery during transition to new monitoring company, not to exceed \$2500. Seconded by Secretary Starck. Motion carried unanimously.

C. *Panel Replacement*

Units 8257 – 8260 Ripple Ridge were found to need panels replaced, so this was quoted through ADS and FSS.

A MOTION was made by President English to approve the replacement of panels as needed at 8257 – 8260 Ripple Ridge, not to exceed \$2900. Seconded by Secretary Starck. Motion carried unanimously.

VI. HOMEOWNER FORUM

A homeowner said that there were dead shrubs by some bedding areas. Property Manager Kovel said that there was some pruning that needed to be done, and the landscapers would be looking into this. The landscaper had made some good recommendations, and there were some tree issues that were being looked into.

Director Blattner said that there was a leaning tree with a split trunk. Property Manager Kovel said that it was not going to fall but agreed that it looked bad. He said that it could be removed, but the Association could not replace it. Most of the landscaping issues would be addressed in the fall to give the landscaping the best opportunity to survive.

A homeowner said that the owners in their building were concerned about the industrial area behind the building. The landscaping behind there had died and only some were replaced. The industrial park was working late hours and into the weekend. She was worried about aesthetics as well as resale value. She had spoken with the owner of the industrial park and was hoping to have a conversation about developing a long-term plan to create a better border between the two properties. It was suggested that different options were brought to the board via a committee of the ownership. This could be looked into for budgets in upcoming years.

A homeowner asked about replacing some of the trees that were removed. President English said that some had been, but trees had died faster than could be replaced. Property Manager Kovel said that tree work was being planned, but the replacement was expensive – particularly with finding the correct species.

A homeowner said that some of the lights in the back were in need of replacement. President English said that the backs of the unit were lower priority so that the Association could address the pond and the roofs. There was some discussion regarding balancing the assessment costs with prioritizing costly projects.

A homeowner said that there was water draining by the last home across the road on Hinswood and the patio homes. She said that this was causing some ruts, and this was noted on a map for Property Manager Kovel to investigate.

A homeowner said that there were some issues with the landscaping on her property. This was noted.

A homeowner said that there were owners who parked over the sidewalk. Treasurer Griffin said that the owners could call the police to report this or illegal parking as needed. Director Blattner said that sometimes a kind approach to a neighbor can go farther, particularly if someone is unaware of the rules. There was some additional discussion regarding speeders in the area.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 8:02pm. Seconded by Vice President Ahlburn. Motion carried unanimously.

Respectfully submitted,

Laura Griffith

Laura Griffith

Recording Secretary

Karick & Associates

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