

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, November 12, 2015 – 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
Secretary Sandra Starck
Director Joanne Blattner

Absent:

Vice President Derek Ahlburn
Treasurer Catherine Griffin

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

II. APPROVAL OF THE MINUTES

A MOTION was made by Secretary Starck to approve the minutes of the August 27, 2015 Board meeting. Seconded by Director Blattner. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. 2016 Budget

A mailing had been sent to all the owners to cover Association plans over the next year. There was an inflationary increase only.

A MOTION was made Secretary Starck to accept the 2016 budget as presented. Seconded by Director Blattner. Motion Carried Unanimously.

The automatic payments would be updated as needed. The yearly presentation would be given in February in order to incorporate any year-end information.

B. Q3 2015 Financial Report

Operating Funds - \$134,605.95
Reserve Funds - \$506,690.05
Total Funds - \$641,296.00

The reserve fund would decrease when the large payment was made for the roofing project. Waldman was reviewing these invoices prior to payment. President English asked about the price being negotiated since oil prices had decreased significantly. There was some discussion regarding the extra charges being disputed.

C. *Collections Report Through October 31, 2015*

There was a total of \$329.94 outstanding. There were no units in legal status.

(Treasurer Catherine Griffin arrived)

D. *Management Report from Elite Management*

- The final two years of the roofing project were listed out.
- There was a reminder that deck replacement specifications were posted on the website.
- Garage light fixtures would be done in the spring. New fixtures were installed on a sample building.
- All rear lights had been replaced.
- BPM was finishing up their contract with the fall clean-up; they would not be providing snow removal service this year. Equipment would be placed on site for Hartman based on the new contract.
- Work orders had been very quiet. Some thin brick work had been done, and there were a few small work orders left to complete.
- A few architectural change forms were received. These would be reviewed once complete.
- There was an issue with a dish installation that was being removed. There was some discussion regarding communication between owners and tenants.
- There were approximately 12 closings this year, and prices were going up.
- There was brief discussion regarding the truck stop being denied and hotel proposals in the area.

IV. GROUNDS AND BUILDING MAINTENANCE

A. *Marek Kolaczewski – Front Light Fixture Replacements*

A MOTION was made by Secretary Starck to approve Marek Kolaczewski front light fixture replacements for time and material not to exceed \$10,000. Seconded by Treasurer Griffin. Motion Carried Unanimously.

B. *New Light Fixtures*

Property Manager Kovel said that this was a bulk purchase of lights which discounted the price by 15 percent.

A MOTION was made by Treasurer Griffin to approve purchase of 471 new light fixtures from Lowe’s Home Improvement for an amount not to exceed \$13,500. Seconded by Secretary Starck. Motion carried unanimously.

V. NEW BUSINESS ITEMS - None

VI. HOMEOWNER FORUM

A homeowner asked about owners that did not receive rules and regulations. It was noted that a special mailing was sent to landlords. The rules were also posted on the website.

A homeowner asked about the can lights above the door. Property Manager Kovel said that the Association could handle this if the bulbs could not be easily changed. He said to report this so Marek could change it.

A homeowner asked about what was being built at the end of Mystic. This was supposed to be a hotel, but with the truck stop being denied, there was some discussion regarding whether this would continue to go forward or not.

A homeowner asked if it could be put in the newsletter that newspapers be put in the bags so that they did not blow away. The empty grocery bags were also noted as an issue.

A homeowner said that a study was done that a speed bump could be installed; however, all owners would have to sign off on this for it to be approved.

A homeowner thanked the Board and Elite for a well-managed community.

A homeowner said that there were coyotes, raccoons, possums, skunks, and foxes around; however, people left the garage doors open. Property Manager Kovel noted that this time of year was bad for mice as well.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:36 pm. 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.