

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

Board Members Present:

President Karen English
Treasurer Catherine Griffin
Secretary Sandra Starck

Absent:

Vice President Derek Ahlburn
Director Joanne Blattner

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

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the August 14, 2014 Board meeting. Seconded by Secretary Starck. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. 2015 Budget

A MOTION was made by Treasurer Griffin to approve the 2015 budget as presented. Seconded by Secretary Starck. Motion Carried Unanimously.

B. Q3 2014 Financial Report

Operating Funds - \$95,683.54
Reserve Funds - \$459,209.75
Total Funds - \$554,893.29

Property Manager Kovel noted a few items that were covered, and any overages were absorbed by other line items, so reserves did not have to be used for over-budget items.

C. Collections Report Through October 31, 2014

Property Manager Kovel said that the cash flow was good due to collections being in good shape.

D. Management Report from Elite Management

This was covered in the annual review presentation.

IV. GROUNDS AND BUILDING MAINTENANCE

A. *BPM Enterprises (Landscaping 2015)*

A MOTION was made by Treasurer Griffin to approve BPM Enterprises for landscaping 2015 (with no price change from previous seasons; and spraying rocks around the pond included in the new agreement). Seconded by Secretary Starck. Motion Carried Unanimously.

B. *Kens Pond & Lake Management*

A MOTION was made by Secretary Starck to approve Kens Pond and Lake Management cattail control to drainage ditch along wetlands border in the amount of \$600. Seconded by Treasurer Griffin. Motion carried unanimously.

C. *Beary Landscaping*

A MOTION was made by Secretary Starck to approve Beary Landscaping planting of four new trees in the amount of \$1,170. Seconded by Treasurer Griffin. Motion carried unanimously.

D. *Emerald Site Slope Reinforcement*

A MOTION was made by Treasurer Griffin to approve Emerald Site slope reinforcement in the amount of \$1,580. Seconded by Secretary Starck. Motion carried unanimously.

E. *Emerald Site Turf Restoration*

A MOTION was made by Treasurer Griffin to approve Emerald Site turf restoration in the amount of \$2,290. Seconded by Secretary Starck. Motion carried unanimously.

V. NEW BUSINESS ITEMS - None

VI. HOMEOWNER FORUM

A homeowner asked about the resurfacing and resealing the driveways. Property Manager Kovel said that this was covered under Grounds and was going to be done in 2015. The homeowner requested that the Board look into the chemical being used for the resurfacing and urged them to look into other products. Property Manager Kovel said his opinion was to either use the product that the vendors were using or not to do it. The homeowner said that some states are banning this product. President English said that this could be looked into when the details were being gathered.

A homeowner said that the overall property values tended to go down if assessments went up. The Board agreed and said that is why they kept the budget as steady as possible.

There was some discussion regarding making newsletters available via email. Property Manager Kovel said that his opinion was to put the newsletter with the mandated mailings, and others go out via email. This would be discussed.

There was some discussion regarding the possibility of doing a community-wide garage sale. The garage sale done in the past had not been successful, but the Board would entertain the idea of a committee to head this up. A block party was also discussed.

There was some discussion regarding recent Darien break-ins.

A homeowner asked about trimming the parkway trees. Treasurer Griffin said that this was going to be done by the city in November. Homeowners were encouraged to contact the City for parkway tree and flooding problems.

A homeowner asked about the insurance increase. Property Manager Kovel said that this was the best price as could be obtained by the insurance broker. There was some discussion regarding why this was going up; including weather and companies (like roofing) that had used this to their advantage. There was also a commercial umbrella policy that had been added on.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 8:14pm. Seconded by Secretary Starck. Motion carried unanimously.

Respectfully submitted,

Laura Griffith

Laura Giffith

Recording Secretary

Karick & Associates

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