

**Reflections at Hidden Lake**  
**Regular Board of Directors Meeting**  
**Thursday, February 16, 2012 – 7:00 pm**  
*Darien Police Training Room*

**I. CALL MEETING TO ORDER/ROLL CALL**

President Karen English called the Regular Meeting of the Reflections Association Board to order at 7:08 p.m.

**Board Members Present:**

President Karen English  
Treasurer Joanne Blattner  
Director Derek Ahlborn  
Secretary Sandra Starck

**Absent:**

Vice President Steven Lekas

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

**II. APPROVAL OF THE MINUTES**

**A MOTION was made by Treasurer Blattner to approve the minutes of the November 10, 2011 Board meeting. Seconded by Director Starck. Motion Carried Unanimously.**

**A MOTION was made by Director Starck to approve the minutes of the November 10, 2011 Annual meeting. Seconded by Treasurer Blattner. Motion Carried Unanimously.**

**III. FINANCIAL AND ADMINISTRATIVE**

*A. Formal Appointment of New Board Member*

With four members elected at the previous meeting, it was determined that Sandra Starck would be appointed for a 1-year term.

**A MOTION was made by President English to ratify the appointment of Sandra Starck. Seconded by Treasurer Blattner. Motion Carried Unanimously.**

*B. Q4 Financial Report*

Operating Funds - \$35,553.62  
Reserve Funds - \$504,276.03  
Total Funds - \$539,829.65

The balance sheet was satisfactory. Property Manager Kovel said that the Evergreen MMA was opened and would be used for roofing payments. He also noted that more money was contributed last year than in previous years. The

Association was currently \$2,800 over budget for the entire year which Property Manager Kovel said was minimal overall.

*C. Collections Report Through January 31, 2012*

The Collections total was \$47,466. Three rental properties consisted of the majority of this balance. The Board reviewed the fees paying down the balance.

*D. Management Report from Elite Management*

Eight buildings would be re-roofed in 2012, and this was projected to be on a 6-year plan. This would be starting in late August or early September, and the money would be coming out of the reserves. Property Manager Kovel briefly reviewed the problems with the roof vent screens and said that these would be removed. There were minimal complaints with the current contractor.

Property Manager Kovel said that the focus would be on the focal points of the property. The association was working a plan to restore the swale from the pond to the wetlands. Currently, there was \$25,000 budgeted through capital expenditures.

Property Manager Kovel said that the street turnover was done. He also said that additional information would be included in the newsletter, but there would be mulching options for the units. He also stated that there would be deck staining and power washing programs.

Property Manager Kovel said that maintenance programs and projects were ongoing, especially for the gutters. He noted that the landscape and snow contracts were up for vote. Kramer pruned this year, and a walk-through would be done to determine which trees would be replaced. Mulching for the parkway trees was also being considered for this year, with islands and other common areas possibly being done in 2013. The annual review would be done for concrete as well.

Property Manager Kovel said that work orders had been manageable for the winter, and that three façade replacements were budgeted in 2012.

Regarding administrative matters – the hearing information had been taken care of, and other hearings were scheduled for fines and violations. The geese problems were briefly discussed. There was a discussion regarding a possible community garage sale. The Board wanted to test this to see how much participation there was. Property Manager Kovel said that he had received mostly positive feedback on the email distribution list.

There had been one sale since the last meeting. The Board was also considering starting a committee to update rules and regulations.

**IV. GROUNDS AND BUILDING MAINTENANCE**

*A. Landscaping and Snow Removal Contracts with Green-up*

There was no increase in the price, and core aerations and fertilization was added.

**A MOTION was made by President English to accept the Landscaping Contract for \$58,800 and the Snow contract for \$28,000. Seconded by Director Starck. Motion Carried Unanimously.**

**V. HOMEOWNER FORUM**

A homeowner asked how many rentals there were. It was confirmed that there were currently 40. There had been preliminary discussions with the attorney regarding limiting rentals. There had been concerns and discussions regarding special cases. The Board noted that this would require 75 percent homeowner approval.

**X. ADJOURNMENT**

**The meeting adjourned at 7:50pm. An executive session was held following the meeting.**

Respectfully submitted,

*Laura Griffith*

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Recording Secretary

Karick & Associates

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