

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, May 17, 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 7:00 p.m.

Board Members Present:

President Karen English
Treasurer Joanne Blattner
Director Derek Ahlborn
Director 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 eleven homeowners.

II. APPROVAL OF THE MINUTES

A MOTION was made by President English to approve the minutes of the February 16, 2012 Board meeting. Seconded by Treasurer Blattner. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q1 Financial Report

Operating Funds - \$61,882.35

Reserve Funds - \$435,703.41

Total Funds - \$497,585.76

Property Manager Kovel noted that the deposit for the roof project had been taken out in order to lock in the pricing. The project itself would take place later in the year in order to keep the cash flow balanced. The Association was operating under budget so far this year.

B. Collections Report Through April 30, 2012

The Collections total was \$39,812. This was the best balance in a long time. Three properties were the main portion of this, and the foreclosures on those accounts were in process. With 300 units, there were a number of economic situations that affected this on a rolling cycle. The Board was reviewing the situations as they arose.

C. Management Report from Elite Management

- Property Manager Kovel said that eight buildings would have their roofs done in 2012. There were not as many roof issues compared to last year. He said

that the bathroom vents needing to be vented to the outside was considered an owner responsibility item unless being done during the roofing project.

- Half the facades in the community have been replaced in the last 5 years. The engineering company that was doing the roofing assisted with specifications on the header board being changed out as part of the façade project. Property Manager Kovel reviewed the new specifications. He said that if this worked, a price would be obtained to get the band boards on all the units when the roof was replaced. He noted that the Association was doing its best to focus on the focal points and high priority items.
- Property Manager Kovel said several people took advantage of the mulching. There was also some participation on the decks and the power washing.
- Gutter cleaning was currently being taken on a case-by-case basis. Approximately 15 buildings would need to be cleaned in the fall. He reviewed which units had the most issues.
- On the grounds side, a lot of issues would be addressed in approvals. One of the sprays was done already. The board and management walked the grounds to determine what projects needed to be done. There was an action item list that was distributed to the Board.
- Work orders were on the low end this year because it had been a mild winter.
- Property Manager Kovel said that he was going through a bid process on the pond. This would be taken in phases. He reviewed some of the options that were being reviewed – like removing the swales and/or trenching out some of the problem areas. He noted that \$25,000 was budgeted, but right now it was looking like it might be more than that. The Board would look at allocating funds from other areas if needed.
- Property Manager Kovel reviewed some miscellaneous administrative issues, including community sales. One sale fell through due to FHA approval issues. There was some discussion regarding this. Property Manager Kovel said that a couple of architectural changes were submitted.
- A homeowner requested a rain barrel which was approved with some restrictions. Property Manager Kovel reviewed these.
- The leasing amendment had been distributed to the homeowners. The Rules committee was in the process of being formed.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Green-Up Approvals

President English reviewed the list of Green-up approvals as follows:

- Turf repairs throughout the property for \$950
- Mulching of parkways trees for \$3,600
- Blue Spruce installations at 1065-1073 Ripple Ridge for \$2,104
- Berm enhancements at 1082 Ripple Ridge for \$471
- Erosion restoration at 1085 Ripple Ridge for \$2,687
- Turf repairs at 8291-8297 Sweetwater Court for \$194
- Turf repairs at 8390 and 8412 Mystic Trace for \$375
- Tree removal at 8416 Mystic Trace for \$200
- Wetlands clean-up at 8427 Mystic Trace for \$1,070

- Drainage project behind 8157-8167 for \$6,600
- Timber work at 8293 Sweetwater for \$365
- Timber work at 1067 Ripple Ridge for \$250

A MOTION was made by Director Starck to approve the Green-Up approvals as listed. Seconded by Treasurer Blattner. Motion Carried Unanimously.

B. American Concrete Railing

A MOTION was made by Director Starck to approve American Concrete Raising to slab jack walks at 17 locations for \$1,925. Seconded by Treasurer Blattner. Motion Carried Unanimously.

C. Marek Kolaczewski Vents Proposal

A MOTION was made by Director Starck to approve Marek Kolaczewski to restore gable and half-moon vents at 15 locations for \$1,095. Seconded by Treasurer Blattner. Motion Carried Unanimously.

D. Marek Kolaczewski Plaques Proposal

A MOTION was made by Director Starck to approve Marek Kolaczewski to repair address plaques at 10 locations for \$400. Seconded by President English. Motion Carried Unanimously.

E. SS Schwarz Proposal

A MOTION was made by Director Starck to approve Capital Improvements and SS Schwarz Construction to replace the façade at 8287 Ripple Ridge for not to exceed \$3,500. Seconded by President English. Motion Carried Unanimously.

V. HOMEOWNER FORUM

A homeowner asked when the power washing would happen. Property Manager Kovel said that this would be done the week of June 4. She asked that it be addressed where the water was hooked up during this. Property Manager Kovel said that he would address this with the contractor. Director Starck asked if homeowners needed to be home. Property Manager Kovel said that the work would still be done and would leave an invoice if they were not home.

A homeowner asked how this would look if some owners were taking part in the power washing and some were not. There was some discussion regarding how to handle this type of work, similar to deck staining. The Association appeared to be moving toward walking the property to notify owners when work needed to be done.

There was some discussion regarding the amendment versus the upcoming official rule changes.

A homeowner said that he was a non-resident owner and thanked everyone for their service. He asked about the amendment and if his unit was grandfathered for rentals. The Board confirmed that it was, and when the property reached capacity of renters, that is when the list would be activated. There was some discussion regarding how the amendment affected renters.

A homeowner complimented the Board and Property Manager Kovel on how good the property looked. There was some discussion regarding specific areas that were looking well and what items were being replaced.

A homeowner asked about the light that was out since work had been done in the area of Sweetwater and Hinswood. Property Manager Kovel said that he would contact someone at the Village to look at this.

A homeowner asked about the overgrown bush that she thought was on a different property. Property Manager Kovel said that he would look at this again with the Board.

Treasurer Blattner said that she saw some people by the pond feeding the wildlife. She said that she talked to them, but there was some discussion regarding possibly putting up a No Trespassing or Do Not Feed Wildlife sign. There was some further discussion regarding non-residents in some areas. Property Manager Kovel said that he would look into these areas and would find a contact at the other Association.

X. ADJOURNMENT

A MOTION was made by President English to adjourn the meeting at 7:55pm. Seconded by Director Starck. 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..