

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, August 15, 2013 – 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 Joanne Blattner
Director Sandra Starck
Director Derek Ahlburn

Absent:

Treasurer Catherine Griffin

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

II. APPROVAL OF THE MINUTES

A MOTION was made by Director Starck to approve the minutes of the May 16, 2013 Board meeting. Seconded by President English. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. June 2013 Financial Report

Operating Funds - \$90,613.59

Reserve Funds - \$450,632.86

Total Funds - \$541,246.45

The Association was trending a little over budget mostly due to increases in insurance costs and the alarm system monitoring costs.

B. Collections Report Through July 31, 2013

Property Manager Kovel said that collections were still down. There was approximately \$14,000 outstanding; 30 day collection letters were sent to three units, so collections are still active. Some large balance will be coming down with one unit being rented and a foreclosure unit scheduled to close. There were also some insurance repairs to a foreclosed unit that the Board was hoping to collect on.

C. Management Report from Elite Management

- The roofing project would start at the end of August or beginning of September. The units involved were listed in the newsletter.
- Gutter cleanings and roof repairs had taken place as needed.

- The GAF warranty certificates were available on the website.
- The first round of pruning had been completed in early or mid July, and the erosion projects were completed.
- The work orders had been manageable, and specific contractors had been called out as needed.
- There were a few shutters that needed to be replaced. A specification list was being created for the property to help list product matches for shutters and doors. Other products were being looked into.
- A gable cover had fallen off. The cost to replace it was \$250, and there was some discussion regarding the cost on this going forward.
- The roofing and the façade replacement projects were discussed. There were only two units identified for façade replacement due to urgent needs; however, the Board and management were concerned about what other units will need this soon.
- The pond restoration project would clean up the issues from the flood and would include the stonework down to the pond. Next year, the project would add the restoration of the entire pond shoreline. Property Manager Kovel noted that this would need maintenance going forward and would be discussed with BPM Enterprises.
- Property Manager Kovel reviewed the closings for the year. There would be 9 or 10 by the end of August.
- Property Manager Kovel reviewed the variances submitted as well as a variance that was denied.
- Property Manager Kovel said that Management was handling about 20 violations a month – like pet waste and garbage.

IV. GROUNDS AND BUILDING MAINTENANCE

A. SS Schwarz Thin Brick Replacement

Property Manager Kovel explained that this was brick replacement with staining to match at 8231 RR and 8183 for \$2,800.

B. Capital Improvements Carpentry Work

Property Manager Kovel said that this was all carpentry work and reviewed what would be done. This was for work done at 8231 RR and 8183 RR for \$4,122.

C. American Concrete Raising Slab Jacking

Property Manager Kovel said that this was for slab jacking at 21 locations for \$2,950.

D. Emerald Site Services Pond & Drainage Restoration (2013)

Property Manager Kovel said that was for the 2013 pond and drainage restoration in the amount of \$32,500.

E. Emerald Site Services Pond & Drainage Restoration (2014)

Property Manager Kovel said that was for the 2014 pond and drainage restoration in the amount of \$68,500.

A MOTION was made by Secretary Blattner to approve the five proposals. Seconded by Director Starck. Motion carried unanimously.

IV. NEW BUSINESS ITEMS

A. Watering New Turf

Property Manager Kovel said that the restoration work was done late last year, and there was not a lot of rain to help the seed germinate. This year, the Association was trying to get it done earlier, but Property Manager Kovel was concerned about who would water and how. President English asked about hiring Elite to do this, and Property Manager Kovel said that they could but it would cost due to the amount of coverage. The suggestion was to have Elite do a couple of waterings, and then work on getting volunteers to do the rest.

B. Foundation Landscaping

Property Manager Kovel said that some homeowners planted foundation landscaping that looked great to start but ended up being neglected. The Board was working on addressing this through the new rules.

C. Rules Committee Update

The committee reviewed the rules very thoroughly and tried to clean them up by streamlining and making them easy to read. The committee submitted the changes to the Board. The target launch date of the new rules would likely be next year.

VI. HOMEOWNER FORUM

A homeowner said that the landscaping team was enthusiastic but had some excessive trenching done. The same homeowner said that there was a commercial building going up on Nantucket, and he was concerned about some of the units along the wetland. There was some discussion regarding this, but the Board was unsure what the plans were. There was some concern about drainage in the area depending on how the land was built up.

A homeowner asked about replacing the patio lights. Property Manager Kovel said that the Board was not looking to replace the lights any time soon, but the homeowner could submit approval to change the lights themselves. The same homeowner asked what happened if there were a lot of cracks that appeared in the ceiling during roof repair. Property Manager Kovel said that this was the homeowner's responsibility, so he recommended homeowners hold off on painting until a year after the roof was repaired. President English said that she did not have any additional cracks after her roof was done.

A homeowner said that there was an issue with a garden bed that wrapped around the corner of the property. She had her gardener fix the ivy in that

area, and while it looked good now, she did not how it would be kept up. Property Manager Kovel would show this area to the landscaper to see about maintaining it that way; however, he was concerned about the thickness of the ivy. The same owner asked about a dying ash tree in her neighbor's yard. Property Manager Kovel would have the landscapers look at this; however, with the emerald ash borer problem, the tree would likely be lost in the next few years. There was some discussion regarding how much of that and other items that the Village would assist with. There was also some discussion about if and when the Board would be able to replace other trees that were removed in the past. President English said that after the drainage and other capital projects were done, the potential of being able to put some money toward replacing trees was better.

A homeowner asked about a squirrel eating away the bark on her crab apple tree. There was some discussion regarding putting a screen or plastic sleeve along the trunk of the tree to prevent the squirrel from climbing.

VII. ADJOURNMENT

A MOTION was made by President English to adjourn the meeting at 7:50pm. Seconded by Director Starck. Motion carried unanimously.

Respectfully submitted,

Laura Griffith

Recording Secretary

Karick & Associates

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