



Reflections at Hidden Lake  
Board of Directors Meeting Minutes  
Thursday, August 18, 2011  
Darien Police Training Room

**Part I - BUSINESS SECTION**

**Attended:** Karen English, President  
Catherine Griffin, Vice President  
Joanne Blattner, Secretary  
Steven Lekas, Treasurer  
Derek Ahlborn, Director

Brett Kovel, Property Manager  
Kyle Cottrell, Asst. Property Manager

**Call to Order:** A quorum was established and President, Karen English, called the meeting to order at 7:00 p.m.

**Minutes:** A motion to approve the May 19th, 2011 Board Minutes was made by Catherine Griffin and seconded by Karen English. Motion carried.

**Q 2 Financial Report:** Brett Kovel, of Elite Management, reviewed the financial notes. This included detailed comments on the Balance Sheet, Income Statement, Budget Comparison, Administrative, and Collections report. The Q2 Financials were as follows:

Operating:	\$ 55,445.11
Reserves:	<u>\$715,270.92</u>
Total:	\$770,716.03

A motion was made to approve the financials by Catherine Griffin, and seconded by Karen English. Motion carried.

**Management Report:** Brett Kovel, of Elite Management, presented his August Management Report. He covered various details on some general items, grounds, buildings, capital projects, administrative, closings, architectural changes, and legal issues.

**Grounds and Building:** A motion was made to approve the pond perimeter work with Green-up for not to exceed \$2,050.00 by Catherine Griffin, and seconded by Karen English. Motion carried.

A motion was made to approve the fall tree removals with Kramer Tree Service for \$1,802.00 by Catherine Griffin, seconded by Karen English. Motion carried.

A motion was made to approve Armor Plate, Inc to complete concrete replacement for \$2,475.00, to include 5 squares and 2 stoops, by Catherine Griffin, seconded by Steven Lekas. Motion carried.

A motion was made to approve American Concrete Raising, Inc. mudjacking work for \$3,450.00 by Catherine Griffin, seconded by Derek Ahlborn. Motion carried.

A motion was made to approve Mancione Improvements gable vent replacements for \$552.00 by Catherine Griffin, seconded by Karen English, Motion carried.

A motion was made to approve Mancione Improvements power rodding, jetting, and camera line work (additionally, clearing sewer discharge area to permit flow and install rip rap material) in the amount of \$7,625.00 by Steven Lekas, seconded by Catherine Griffin. Motion carried.

A motion was made to approve Waldman Engineering contract administration services for not to exceed \$3,500.00 by Derek Ahlborn, seconded by Joanne Blattner. Motion carried.

A motion was made to approve Adams Roofing Professionals to replace roofs on 9 buildings for \$361,185.00 (pending legal review by Kovitz Shifrin Nesbit) by Catherine Griffin, seconded by Derek Ahlborn. Motion carried.

A motion was made to approve the street turnover to City of Darien for a total of \$16,399.00 (\$2,000.00 for core and \$14,399.00 to City of Darien) by Catherine Griffin, seconded by Karen English. Motion carried.

A motion was made to approve the façade replacement work with Capital Improvements at 8416 Mystic Trace for a total of \$3,400.00 ( \$2,582.00 for Brick and \$818.00 for Roof Valley) by Catherine Griffin, seconded by Karen English. Motion carried.

A motion was made to approve construction oversight services with Waldman Engineering for not to exceed \$55,00.00 (life of project) by Catherine Griffin, seconded by Derek Ahlborn. Motion carried.

**Part II - RESIDENTS AND BOARD:**

Session started at 7:40 p.m.

11 residents signed the attendance sheets.

There was positive feedback from residents, on the progress and effectiveness of the present Board, and quality of driveway seal coating work currently being done.

**Adjournment:** A motion to adjourn the meeting was made by Catherine Griffin, seconded by Derek Ahlborn, and passed unanimously. The meeting was adjourned at 8:01 p.m.

**Part III - EXECUTIVE SESSION:**

Brett presented the mailbox landscaping proposal from Drescher Landscaping, and the Board agreed to move forward with it.