



Reflections at Hidden Lake
Board of Directors Annual Meeting Minutes
Thursday, November 10, 2011
Darien Police Training Room

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 declared for the Annual Meeting with 21.34% of homeowners voting by proxy or in person. Original number of ballots by proxy or in person was 65.
President, Karen English, called the meeting to order at 8:20 p.m.

Nominations: No floor nominations were made.

Candidates: 4 candidates for the 5 open Board Positions were presented. The 5 positions are for a 1 year term.
Voting took place.
All candidates were voted in by acclamation.
A motion was made fro the floor by Ted Buthuis and seconded by Sandy Stark to accept the New Board by acclamation.
Motion carried.
Election results were as follows:

- Karen English (Re-elected)
- Joanne Blattner (Elected)
- Steve Lekas (Re-elected)
- Derek Ahlborn (Re-Elected)

Adjournment: A motion to adjourn the 2011 Annual Meeting was made by Catherine Griffin, seconded by Derek Ahlborn, and passed unanimously. The meeting was adjourned at 8:25 p.m.



Reflections at Hidden Lake
Board of Directors Meeting Minutes
Thursday, November 10, 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: Between 7:00 and 7:40 p.m., Brett Kovel presented a PowerPoint overview of Board activities and accomplishments of 2011. He also shared Board plans for 2012. A quorum was established and President, Karen English, called the meeting to order at 7:40 p.m.

Minutes: A motion to approve the August 18th, 2011 Board Minutes was made by Catherine Griffin and seconded by Karen English. Motion carried.

Q 3 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 Q3 Financials were as follows:

Operating:	\$ 22,327.72
Reserves:	<u>\$764,069.23</u>
Total:	\$786,396.95

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 November Management Report and Collections. 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 2012 Budget by Catherine Griffin, and seconded by Karen English. Motion carried.

A motion was made to approve a 1 year extension with Elite Management Company, through 2013 with no price change, by Catherine Griffin, seconded by Karen English. Motion carried.

A motion was made to approve a new rule regarding exterior change requirements in the Rules and Regulations by Karen English, seconded by Catherine Griffin. Motion carried.

A motion was made to approve façade replacement work with SS Schwarz Construction, at 8416 Mystic Trace, for \$1,245.00 by Karen English, seconded by Catherine Griffin. Motion carried.

A motion was made to approve Drescher Landscaping Mailbox paver installs and plantings for \$17,623.00 by Karen English, seconded by Catherine Griffin. Motion carried.

A motion was made to approve Adams Roofing repair at 8415 Mystic Trace for \$1,150.00 by Karen English, seconded by Catherine Griffin. Motion carried.

A motion was made to approve a 3-year pruning cycle with Kramer Tree Specialists, Inc. by Karen English, seconded by Catherine Griffin. Motion carried.

A motion was made to approve expenses related to renting 8187 Ripple Ridge, for not to exceed \$4,000.00 by Karen English, seconded by Catherine Griffin. Motion carried.

A motion was made to approve fungicide sprays with Kramer Tree Specialists, Inc for \$2,725.00 by Karen English, seconded by Catherine Griffin. Motion carried.

Catherine Griffin elaborated on the fact that there was a property tax issue with 4 unit owners, impeding the recording of the new plat being recorded with the county to complete the street dedication of Spring Court and Ripple Ridge Cove.

Discussions on FHA Funding and Landscaping / snow bids were tabled for future decisions.

Catherine Griffin announced that there are 2 units available for rent and presented postings, if anyone was interested.

Part II - RESIDENTS AND BOARD:

Session started at 8:20 p.m. The Annual Board Meeting was conducted herein.

20 residents signed the attendance sheets.

There was positive feedback from residents, on the progress and effectiveness of the present Board during calendar year 2011.

Adjournment: A motion to adjourn the meeting was made by Catherine Griffin, seconded by Derek Ahlborn, and passed unanimously. The meeting was adjourned at 8:25 p.m.

Part III - EXECUTIVE SESSION:

The Board was organized after the election at the Annual Meeting. The new Board Members are as follows:

- Karen English → President
- Steve Lekas → Vice President
- Derek Ahlborn → Secretary
- Joanne Blattner → Treasurer
- Open → Director