

**Reflections at Hidden Lake**  
**Regular Board of Directors Meeting**  
**Thursday, November 15, 2012 – 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 7:30 p.m.

**Board Members Present:**

President Karen English  
Treasurer Joanne Blattner  
Director Sandra Starck

**Absent:**

Director Derek Ahlborn  
Vice President Steven Lekas

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

**II. APPROVAL OF THE MINUTES**

**A MOTION was made by Treasurer Blattner to approve the minutes of the August 16, 2012 Board meeting. Seconded by Director Starck. Motion Carried Unanimously.**

**III. FINANCIAL AND ADMINISTRATIVE**

*A. 2013 Budget*

One of the homeowners asked if there was anything allocated for tree replacement. Property Manager Kovel said that there were a couple thousand allocated for enhancement, but he was not sure how much the Association would be able to do. A couple of homeowners wanted to add some trees around the pond. Property Manager Kovel encouraged the homeowners to look into this on their own, and the Board would approve.

**A MOTION was made by Treasurer Blattner to approve the 2013 budget as presented. Seconded by Director Starck. Motion Carried Unanimously.**

*B. Q3 Financial Report*

Operating Funds - \$55,861.19  
Reserve Funds - \$595,423.36  
Total Funds - \$651,284.55

*Property Manager Kovel said that the balance sheet noted the CD with \$115,000. The one account had gone over the FDIC limit, but then went out to pay for roofs.*

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*C. Collections Report Through October 31, 2012*

Property Manager Kovel reviewed one particular unit that was going to be filled, and the owners would be bringing in the missing appliances. A couple other units were waiting on the foreclosures; he noted that when the banks sell those units, some of that money would be returned. Most other collections were manageable.

*D. Management Report from Elite Management*

- The roofing project was ongoing.
- Property Manager Kovel said that Green-Up would continue to handle clean-up as needed.
- Fungicide would be applied as needed to the crab trees to try and help treat and save too many from being cut down.
- Property Manager Kovel reviewed the pruning schedule.
- Drescher replaced some of the plants that died around the mailboxes at a good price.
- There were some minor work orders – like extermination.
- Capital project included the pond situation.
- Property Manager Kovel reviewed the owner distributions. The Association was looking into getting paperwork for tenants that might not have proper rules and regulations.
- Property Manager Kovel reviewed some sales on the property, and rentals were briefly reviewed.
- There were a few architectural change forms submitted – mostly door and window replacements.
- Some of the furnaces were requiring pop-outs through the roof. The Association would be requiring the roofing company to come out to inspect.
- The leasing amendment failed earlier this year.
- FHA approval for the property was completed and would expire in 2014.

**V. GROUNDS AND BUILDING MAINTENANCE**

*A. Drescher Landscaping*

**A MOTION was made by Treasurer Blattner to approve plant replacements from Drescher Landscaping (material only) for \$768. Seconded by Director Starck. Motion Carried Unanimously.**

*B. The Restoration Group*

The Association had an uninsured owner that caused water damage in the unit downstairs from them. This had to be covered by the Association.

**A MOTION was made Treasurer Blattner to approve insurance repairs from the Restoration Group at 8145-8147 Ripple Ridge for \$4,775.68 (cost to be charged back to unit owner and paid back over one year). Seconded by Director Starck. Motion Carried Unanimously.**

*C. Bob the Gutterman, LLC*

**A MOTION was made Treasurer Blattner to approve gutter cleaning as per the scheduled submitted at \$200 per building, 18 buildings; if buildings**

**needed complet degravelling from mud buildup, the cost would be \$300. Seconded by Director Starck. Motion Carried Unanimously.**

*D. Emerald Site Services – Change orders to original contract*

Property Manager Kovel explained the two items – the sewer pipe and installing cobble.

**A MOTION was made Treasurer Blattner to approve installation of cobble channel from road to wetland connection for \$4,480 and to clean out the clogged sewer pipe for \$1,720. Seconded by Director Starck. Motion Carried Unanimously.**

*E. Elite Management Extension thru 2015*

**A MOTION was made Treasurer Blattner to approve the Elite Management extension for two years through 2015. Seconded by Director Starck. Motion Carried Unanimously.**

*F. Kramer Tree Specialists – Fungicide sprays*

**A MOTION was made Treasurer Blattner to approve fungicide sprays with Kramer Tree Specialists, Inc. for \$2,725. Seconded by Director Starck. Motion Carried Unanimously.**

## **VII. HOMEOWNER FORUM**

A homeowner said that one of the new spruces had died around 1049 or 1053. This was likely due to the bad summer.

A homeowner asked how many renters were on the property. Property Manager Kovel estimated about ~~5040 or 50 percent~~.

A homeowner said that there were some shingles coming off of her roof. Property Manager Kovel would have this looked into.

A homeowner asked if the façade project was ongoing. President English said that the Association was focusing on the buildings with roofs being replaced or those with major damage. There was a good replacement process in place for repairs.

## **VIII. ADJOURNMENT**

**A MOTION was made by Treasurer Blattner to adjourn the meeting at 8:04pm. 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..*