

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, February 8, 2018 – 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
Treasurer Catherine Griffin
Director Bill Rome

Absent:

Secretary Derek Ahlborn
Vice President Joanne Blattner

Also present was Property Manager Brett Kovel (Elite Management).

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the November 9, 2017 Regular Board Meeting. Seconded by President English. Motion Carried Unanimously.

A MOTION was made by Treasurer Griffin to approve the minutes of the November 9, 2017 Annual Board Meeting. Seconded by President English. Motion Carried Unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. December 2017 Financial Report

Operating Funds	\$105,073.41
Reserve Funds	<u>\$683,612.36</u>
Total Funds	\$788,685.77

B. Collections Report

Ended 2017 with only \$3000 in collections and \$40,000 under budget.

Property Manager Kovel offered an overview of the foreclosure process.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Gutter Cleaning

A MOTION was made by Treasurer Griffin and seconded by President English to approve Bob's Gutter Cleaning at a cost of \$200.00 per building. Motion Carried Unanimously.

B. Annual Coupon Book

A MOTION was made by Treasurer Griffin and seconded by President English to approve the annual coupon book purchase and distribution at a cost not to exceed \$800.00. Motion Carried Unanimously.

C. KSN Legal Retainer

A MOTION was made by Treasurer Griffin and seconded by President English to approve KSN's Annual Legal Retainer at a cost of \$3,300.00 per year. Motion Carried Unanimously.

D. Aerator Re-installation

A MOTION was made by Treasurer Griffin and seconded by President English to approve Marine Biochemist's proposal for storage and re-installation of the aerator at a cost of \$490.00. Motion Carried Unanimously.

E. Hartman Landscaping Proposals

A MOTION was made by Treasurer Griffin and seconded by President English to approve Hartman Landscaping's 2-year Landscaping and Snow removal contract at a cost of \$91,992.00 for year-one and \$94,056.00 for year-two. Motion Carried Unanimously.

A MOTION was made by Treasurer Griffin and seconded by Director Rome to approve Hartman Landscaping's proposal for annual mulching of focal points at a cost of \$3,895.00. Motion Carried Unanimously.

A MOTION was made by Treasurer Griffin and seconded by Director Rome to approve Hartman Landscaping's three-year phased mulching program for \$4,736.00 per year. Motion Carried Unanimously.

F. Retaining Wall

A MOTION was made by Treasurer Griffin and seconded by Director Rome to approve Emerald Site Services' proposal for retaining wall installation and engineering drawings for all four large retaining walls at a cost of \$19,200.00. Motion Carried Unanimously.

V. NEW BUSINESS

A. Discuss Pond Improvements

A MOTION was made by Treasurer Griffin and seconded by President English to proceed with pond improvements with Emerald Site Services at a cost not to exceed \$50,000.00 pending final design. Motion Carried Unanimously.

B. Discuss Phased Turf Repair Program

Options were discussed to keep costs down toward \$10,000-\$15,000.

C. Alarm Panels

KSN stated that two classes of ownership are NOT created with the alarm panel locations or any other common areas.

VI. HOMEOWNER FORUM - None

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin and seconded by President English to adjourn the meeting at 7:24pm. Motion Carried Unanimously.

Respectfully submitted,

Kari L. Turco

Kari L. Turco
Recording Secretary
Karick & Associates

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