

**Reflections at Hidden Lake**  
**Regular Board of Directors Meeting**  
**Thursday, May 31, 2018 – 7:00 pm**  
*Darien Police Training Room*

**I. CALL TO ORDER/ROLL CALL**

Property Manager Kovel 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  
Vice President Joanne Blattner  
Director Bill Rome

**Absent:**

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

**A MOTION was made by President English to appoint Shoo Chen to fill the Secretary's position until the next Annual Meeting and elections. Seconded by Vice President Blattner. Motion carried unanimously.**

**II. APPROVAL OF THE MINUTES**

**A MOTION was made by President English to approve the minutes of the February 8, 2018 Regular Board Meeting. Seconded by Director Rome. Motion Carried 3:0:1.**

**III. FINANCIAL AND ADMINISTRATIVE**

A. *As of April 30, 2018:*

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

A C/D renewed at 2% for 18 months.

B. *Collections Report*

Currently no one in legal. Total collections still under \$6,000.

**IV. GROUNDS AND BUILDING MAINTENANCE**

*Retaining Walls – The need for future walls will be reviewed annually.*

*Roofing at 8213 Ripple Ridge*

**A MOTION was made by President English to approve Adams Roofing's proposal for chimney top replacement at 8213 Ripple Ridge at a cost of \$1,150.00. Vice President Blattner seconded. Motion carried unanimously**

*Fencing – will complicate snow removal and some maintenance so still looking into it. Likely to opt for a landscaping design.*

*Sealcoating*

**A MOTION was made by President English to approve American Sealcoating's proposal for sealcoating all driveways and guest parking areas at a cost of \$15,000.00. Vice President Blattner seconded. Motion carried unanimously.**

## **V. NEW BUSINESS**

*Web Site -*

**A MOTION was made by Treasurer Griffin to approve DuPage Technology for the new website at a cost of \$300 and \$50/month for maintenance. Seconded by Director Rome. Motion carried unanimously.**

*Emerald –*

**A MOTION was made by Director Rome to approve Emerald's proposal for slope drainage and pond improvements for an extra \$5,000.00. President English seconded. Motion carried unanimously.**

## **VI. HOMEOWNER FORUM**

A homeowner reported about the surrounding businesses (kennel and hotel) not cleaning up after the dogs waste.

A homeowner reported a dead willow that needs to be removed.

A homeowner at 8237 stated that ball playing on the property is prohibited and wanted to know what the kids are allowed to do on the property. If neighbors complain, then management has to follow up. Lengthy discussion ensued.

A homeowner reported speeding on Hinswood.

A homeowner noted she was upset to have to take care of her foundation landscaping. The board responded that responsibilities have to be shared in order to keep assessments reasonable.

## **VII. ADJOURNMENT**

**A MOTION was made by Treasurer Griffin and seconded by President English to adjourn the meeting at 8:05 p.m. 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.*