

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, August 9, 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
Secretary Shoo Chen

Absent:

Also present was Property Manager Brett Kovel from Elite Management.

II. APPROVAL OF THE MINUTES

A MOTION was made by Treasurer Griffin to approve the minutes of the May 31, 2018 Regular Board Meeting. Director Rome seconded. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. As of June 30, 2018:

Operating Funds	\$ 134,386.70
Reserve Funds	<u>\$ 642,220.85</u>
Total Funds	\$ 776,607.55

We may decide to open another CD later this year, and rates are going up.

B. Collections Report

Total collections under \$5,000.
One homeowner with the attorney.

C. Management Report

As presented in the board packet.

IV. GROUNDS AND BUILDING MAINTENANCE

Asphalt Repairs

A MOTION was made by Treasurer Griffin to accept American Asphalt's proposal for repairs at a cost of \$2,475.00. President English seconded. Motion carried unanimously.

Tree Removals

A MOTION was made by President English to approve J&S Tree Service's proposal for tree removals at a cost of \$800.00. Treasurer Griffin seconded. Motion carried unanimously

Tree Maintenance

A MOTION was made by President English to approve Brookfield Tree Service's proposal for removals, trimming and grinding at a cost of \$8,200.00. Treasurer Griffin seconded. Motion carried unanimously.

V. NEW BUSINESS

2019 Paint Cycle

A MOTION was made by President English to approve Painters USA's proposal for the 2019 Paint Cycle, which includes roof stack/soils, fire panel doors/boxes, and electric meters at a cost of up to \$31,890.00. Treasurer Griffin seconded. Motion carried unanimously.

Concrete Work Discussion

VI. HOMEOWNER FORUM

A lengthy discussion ensued regarding power washing and future siding replacement.

A lengthy discussion ensued regarding rotting wood trim and aluminum cladding. This concluded with a decision to start the spec process on the siding next year to get an idea of the costs involved with this inevitable future project.

The homeowner at 8185 complained about a dog leaving waste on his lawn and the homeowner not cleaning it. The homeowner needs to figure out whose dog it is and then report it so a violation letter/fine can be sent. A lengthy discussion ensued regarding the patio homeowners and outside communities' owners walking their dogs in our community.

A new homeowner asked about landscaping her own property, and she was told to use a form for anything other than annual flowers. She also asked if she can hire a vendor to wash her windows, and she was told she could do that without approval.

A homeowner asked about increasing assessments every year. It was explained that 3% a year keeps the Association able to remain financially healthy.

A homeowner asked about fencing for separation from the commercial property. It was explained that it will be better to create a landscaped barrier instead.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 8:03 p.m. Director Rome seconded. 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.