

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, November 8, 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:

Secretary Shoo Chen

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 August 9, 2018 Regular Board Meeting. President English seconded. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A MOTION was made by Treasurer Griffin to adopt the 2019 Budget as presented to homeowners with a 3% increase in assessments. President English seconded. Motion carried unanimously.

A. As of September 30, 2018:

Operating Funds	\$ 109,338.09
Reserve Funds	<u>\$ 628,237.67</u>
Total Funds	\$ 737,575.76

B. Collections Report

Total collections as of 6/30/18: \$4,929.61, which includes two homeowners: one is a new homeowner and the second one is in and out of collections frequently.

C. Management Report

There were 20 sales in 2018, all but two were over \$200,000 so pricing is going up and the properties are selling quickly.

A MOTION was made by President English to accept Elite Management's contract extension through 2020 at an increase of 2.3%. Treasurer Griffin seconded. Motion carried unanimously.

A MOTION was made by President English to adopt a written complaint policy as mandated by the Illinois Ombudsperson Act. Treasurer Griffin seconded. Motion carried unanimously.

IV. GROUNDS AND BUILDING MAINTENANCE

Landscaping

A MOTION was made by Treasurer Griffin to accept Hartland Landscaping's proposal for fall turf restoration at a cost of \$11,465.00. President English seconded. Motion carried unanimously.

Tree PHC Program

A MOTION was made by President English to approve Kramer Tree Specialists' proposal for tree PHC program at a cost of \$4,910.00. Treasurer Griffin seconded. Motion carried unanimously

V. NEW BUSINESS

Discuss Waldman Engineering Proposal for siding specifications –

A MOTION was made by Director Rome to accept the Waldman Proposal for an amount not to exceed \$10,000.00. President English seconded. Motion carried unanimously.

Discuss Rule on vegetable plants for 2019 – TABLED FOR NEXT R&R REVIEW

Election of Officers

A MOTION was made by Director Rome to keep the Board positions the same as last year. President English seconded. Motion carried unanimously.

VI. HOMEOWNER FORUM

A homeowner praised the Board's work. The Board gave credit to management. Other homeowners agreed.

The homeowner who took charge of the speeding/stop sign petition offered an update. The Board suggested she attend a Village Meeting and present her petitions.

A homeowner suggested everyone attend the EPA meeting on Sterigenics. Manager Kovel agreed to send out an email announcement.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:34 p.m. Director Rome seconded. Motion Carried Unanimously.

Respectfully submitted,

Kari L. Turco

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Recording Secretary

Karick & Associates

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