

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, May 30, 2019 – 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 7:05 p.m.

Board Members Present:

President Karen English (by phone)
Secretary Shoo Chen
Director Bill Rome (by phone)

Absent:

Treasurer Catherine Griffin
Vice President Joanne Blattner

Also present was Property Manager Brett Kovel (Elite Management), Laura Lewis (Karick & Associates), and two homeowners.

II. APPROVAL OF THE MINUTES

A MOTION was made by Secretary Chen to approve the minutes of the January 31, 2019 General and Annual Board Minutes. Seconded by President English. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. Q1 2019 Financial Report

Property Manager Kovel said that the Association was trending under budget.
Operating Funds - \$402,078.63
Reserve Funds - \$624,038.04
Total Funds - \$1,026,116.67

B. Collections Report

Collections were very strong, and balances were minimal.

C. Management Report

- Painting with Painters USA would take place in late July or early August.
- Emerald Site Services would be doing the retaining wall and drainage repairs once the ground dried.
- A bid for slab jacking would be submitted, and a couple trials with concrete work would be done after drainage reports.

V. GROUNDS AND BUILDING MAINTENANCE

A. Emerald Site Services

A MOTION was made by Director Rome and seconded by Secretary Chen to approve drainage reports at 8304-8310 Sweetwater Court in the amount of \$4,880. Motion Carried Unanimously.

A MOTION was made by Secretary Chen and seconded by President English to approve retaining wall replacement at 8191 – 8217 Ripple Ridge and turf restoration in the amount of \$31,850. Motion Carried Unanimously.

VI. NEW BUSINESS ITEMS

A. *Discuss Hartman turf care proposals*

Property Manager Kovel and Director Rome had talked with Vince from Hartman regarding fungicide treatments. It was suggested to do this by swapping with the core aeration in the fall. The Association was in discussions regarding the price but expected this to be an even swap with the aerating for the fungicides.

B. *Discuss driveway replacement in Ripple Ridge Cove*

A couple bids were put together for the driveway replacement on Ripple Ridge Cove. It seemed that those driveways were the worst on the property. The Association could probably do this for less than \$20,000.

A MOTION was made by Director Rome and seconded by Secretary Chen to remove and replace the asphalt in Ripple Ridge Cove for an amount not to exceed \$20,000. Motion Carried Unanimously.

VII. HOMEOWNER FORUM

A homeowner said that there was a significant amount of people that parked over the sidewalks. Property Manager Kovel said that Director Rome had done some work with the rules to clarify some items. One of those sections is the commercial vehicle section – and another was parking across the sidewalks. Property Manager Kovel would be sending the draft to Director Rome. The intention was to add language that the Village can ticket for violations and/or the Association could fine if evidence was supplied. There was some discussion regarding wanting to keep the rules simple. This would potentially be up for approval at the next meeting. A homeowner asked about sending out warning letters for people parking across the sidewalk. Property Manager Kovel explained that the only infraction that incurred immediate fines was pet waste. All other violations (including parking on sidewalks) would receive warning letters before fines would be imposed.

A homeowner asked about a skylight being the homeowner's responsibility. There was not an issue at the time of the roofing project, so the homeowner had chosen not to do anything at that time. Property Manager Kovel said that the responsibility had been communicated to homeowners during the roofing project. There was some discussion regarding the inspection cost being covered by the Association that way if this was a roofing problem, the Association would handle it. However, if it was not, the condo owner was required to use the specified contractor that would ensure that the roofing warranty was not voided.

A homeowner asked how long it should be before driveways needed to be replaced. The driveways had been done around 2009 and should last between 15 and 25 years. Ripple Ridge Cove needed to be replaced well before it should have. There may be some spot driveways that need to be repaired, but full replacements probably would not need to happen until 2025 to 2030.

VIII. ADJOURNMENT

A MOTION was made by Treasurer Chen to adjourn the meeting at 7:28pm. Seconded by President English. Motion carried unanimously.

Respectfully submitted,

Laura Lewis

Recording Secretary

Karick & Associates

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