

Reflections at Hidden Lake
Regular Board of Directors Meeting
Thursday, August 15, 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 7:00 p.m.

Board Members Present:
President Karen English
Treasurer Catherine Griffin
Secretary Shoo Chen
Director Bill Rome

Absent:
Vice President Joanne Blattner

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

II. APPROVAL OF THE MINUTES

A MOTION was made by President English to approve the minutes from the May 30, 2019 General Board Meeting. Seconded by Treasurer Griffin. Motion Carried Unanimously.

IV. FINANCIAL AND ADMINISTRATIVE

A. Q2 2019 Financial Report

Operating Funds - \$140,162.11
Reserve Funds - \$958,449.36
Total - \$1,098,611.47

A couple of moves were looking to be made on the accounts. There was some brief discussion regarding the CD's. There were no major surprises on the Profit & Loss report, and the Association was trending under budget.

B. Collections Report

Collections were less than \$4,000; less than \$1,000 were in overdue assessments. The rest were fines and fees. One person was on a payment plan.

C. Management Report

- Weekly maintenance was continuing.
- A lot of trees were removed.
- Concrete raising had been done. Some concrete work was still going to be done on the property this fall.
- The ancillary painting tasks were completed that were not part of the original project.
- The work on the big retaining wall work was planned to start.
- The Sweetwater drainage project was upcoming as well.

- Budget for 2020 would be discussed at next meeting – which would include the siding project and other items.

V. GROUND AND BUILDING MAINTENANCE

A. *Emerald Site Services*

There was some discussion regarding getting a backup for this as well.

A MOTION was made by Treasurer Griffin to approve drainage modifications for an amount not to exceed \$10,000 for Emerald Site Services to do in conjunction with the concrete replacement. President English seconded. Motion Carried Unanimously.

B. *Sundek*

This was for the drainage grates in the sunken sections.

A MOTION was made by Treasurer Griffin to approve the concrete replacement work for an amount not to exceed \$17,020. President English seconded. Motion Carried Unanimously.

C. *American Concrete Raising*

A MOTION was made by Treasurer Griffin to approve concrete raising for an amount not to exceed \$2,700. President English seconded. Motion Carried Unanimously.

D. *Adams Roofing*

A MOTION was made by President English to approve a chimney top replacement at 1000 Spring Court for \$1,150. Treasurer Griffin seconded. Motion Carried Unanimously.

E. *Brookfield Tree Service*

This check had not been sent yet as there were a few items that still needed to be checked.

A MOTION was made by Treasurer Griffin to approve the tree removals for \$9,800. President English seconded. Motion Carried Unanimously.

VI. NEW BUSINESS ITEMS

A. *Stone Areas Between Driveways and Options*

Property Manager Kovel said that this was continuing to be looked at but did not appear to be an urgent need. However, this would be the time to do the stone areas. This would help with the open area up against the asphalt. There was some discussion regarding this, and this would be a cheaper option that would look okay.

B. *Other*

The siding project was currently being investigated for a future project. There was some discussion regarding the aluminum siding and how repairs have been working as well as comparisons to the roofing project. There was further discussion how materials have changed over the years and the timing of resolving these issues.

C. *Rules & Regulations Discussion*

A new draft of the rules and regulations were drawn up based on feedback throughout the Association. The rule about parking over the sidewalks on the driveways was updated to say that this was “subject to ticketing and/or Association fine”. This had always been managed through the Village, but this is becoming more and more of an issue. There was discussion regarding having enough parking and how this affects walkers around the community. Property Manager Kovel read some feedback communications received regarding the sidewalk rule; no feedback was received on the other two rule updates.

There was extensive discussion regarding possible resolutions of this, and it was determined that these were not arguments against the rule change but with the original rule. The intent of the rule was to provide a safe environment for the residents, but the concern was how much discretion to allow and how to enforce the rule. Property Manager Kovel said that reporting this would require a photo. If a violation is found, a courtesy email would be sent. Further action would follow normal violations. Further discussion ensued regarding this.

The other rules updated included commercial vehicles and PODs. Property Manager Kovel said that the rules are always modifiable, but the rules are created to try to make things fair for all residents.

A MOTION was made by Treasurer Griffin to approve the rules and regulations changes as presented. Director Rome seconded. Motion Carried Unanimously.

D. *Open Flame Devices in the Rules*

There was a complaint about a fire pit too close to the building. The Association never had anything specific in its rules, but it was a safety and insurance concern. Property Manager Kovel suggested a rule about “open flame devices” may not be used on patios or balconies; otherwise, more definitive language could include wood-burning or charcoal grills. There was some discussion regarding this and how the insurance views this.

A complaint was received for the fire pit, so it was determined that “fire pits or open flame devices” are what the limits should be. Property Manager Kovel said that he would draft this to send out to homeowners.

E. *Pet Waste in Rules*

There was some discussion regarding how pet waste violations were enforced. Property Manager Kovel said that photos or videos to prove who had the violation would be needed to fine. There was discretion used by the Board on immediate and escalated fines for this to deter. The intention of these enforcements was to keep the property looking good.

VII. HOMEOWNER FORUM

A homeowner asked about controlling speeding. Director Rome said that a petition had been submitted to get stop signs. There was some discussion regarding the common violators, but it was difficult to enforce without a full security force.

VIII. ADJOURNMENT

A MOTION was made by President Griffin to adjourn the meeting at 8:25pm. Seconded by Director Rome. 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.