

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Wednesday, June 4, 2020 - 7:00 p.m.

Virtual/Phone Meeting

I. CALL TO ORDER/ROLE CALL

President Karen English called the meeting to order at 7:03 p.m.

Karen English	President	Present
Pat Van Meter	Vice President	Present
Catherine Griffin	Treasurer	Present
Bill Rome	Director	Present

Also in attendance were Recording Secretary Laura Lewis representing Karick & Associates, Inc., Brett Kovel representing Elite Management, and seven homeowners.

II. MINUTES

A MOTION was made by Treasurer Griffin to accept the minutes from the January 30, 2020 General and Annual Board Meetings. Seconded by Director Rome. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q1 2020 Financial Report

Operating Funds - \$140,000.00
Reserve Funds - \$1,097,000.00
Total: \$1,237,000.00

Property Manager Kovel said that the Board was holding strong and had recently adjusted some CD's based on the rate changes. Pre-planned projects were moving ahead as budgeted.

B. Collections Report

There was about \$6,000 in collections, but more than half of that was one account; no other units were in legal.

C. Management Report

- The retaining wall work was completed.
- Standard work orders were continuing and manageable.
- Spring clean up got done early.
- With more people home, there were more people who were noticing landscape issues. A program was put together to stay on top of the plans and requests. Homeowners had taken advantage of this.
- There were more violations than normal, most likely due to more people being home than normal.

- There would be a lot of areas to review for turf repair due to tree removals that had occurred. This would be looked at to determine high priority areas.

IV. GROUNDS AND BUILDING MAINTENANCE

A. J&S Tree Service

A MOTION was made by Director Rome to approve the proposal to remove trees from J&S Tree Service in the amount of \$9,800. Seconded by Vice President Van Meter. Motion carried unanimously.

B. Brick Paver Bench Installation

The Board reviewed some of the areas for this and ideas for possibly doing this in the future. The location of this first one would be near 1047 Hinswood.

A MOTION was made by President English to approve the Evergreen proposal for a common area bench installation (and possibly landscaping) for an amount not to exceed \$8,000. Seconded by Treasurer Griffin. Motion carried unanimously.

V. NEW BUSINESS

A. Current Status

Upcoming projects would attempt to move forward.

B. Flood Plain Owner Assistance

Director Rome asked if there was any movement on this issue. Property Manager Kovel said that the application process was ongoing and the next step involved utilizing a survey company.

VI. OPEN FORUM OF RESIDENTS

Maria (homeowner) asked about rocks in the driveway discussed in a previous meeting as she did not understand the specific issue. Property Manager Kovel clarified that this was discussed as part of an asphalt replacement discussion; the stone replacement would need to be included and addressed as part of the asphalt project when it happened. Director Rome added that the stones had been there in the beginning and some had become sparse, so the Association knew they might have to add to that during driveway replacements.

Maria also asked about the bench installation and where future benches would be installed. Property Manager Kovel said that these would look to be installed in large common space areas, and neighboring units would be consulted before installation.

Maria asked about the flood plain discussion; Property Manager Kovel briefly explained the history of how this came about.

Joanne (homeowner) asked about Darien municipal trucks repairing areas on Ripple Ridge. Property Manager Kovel said that he had seen this too and would contact the

municipality to find out timeframe. Director Rome thought it had something to do with a water utility issue.

Lynn (homeowner) asked about the willows that were removed and if this would be an area planned for replanting. Property Manager Kovel said that he was recommending at least one replacement tree. However, he was not sure what type of tree would be the replacement.

Lynn also asked about the rocks in the pond area being moved and if the same company would be reviewing if the rocks needed to be redone or reset. Property Manager Kovel said that he would check, but having the crew move the rocks back to their proper place might be possible.

Several homeowners thanked the Board and property management for doing a good job.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:43pm. Seconded by Director Rome. Motion Carried unanimously.

Respectfully submitted,
Laura Lewis
Recording Secretary
Karick & Associates, Inc

This document is subject to correction as noted on next meeting's minutes.