

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Wednesday, August 20, 2020 - 7:30 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 nine homeowners.

II. MINUTES

A MOTION was made by Treasurer Griffin to accept the minutes from the June 4, 2020 General Board Meeting Minutes. Seconded by Director Rome. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q2 2020 Financial Report

Operating Funds - \$110,640.71
Reserve Funds - \$1,307,642.22
Total: \$1,418,282.93

Property Manager Kovel said that the Association was performing in line with budget; they were just a little over on trees but under on snow removal. He expected this to continue through the end of the year. The Board had done well in keeping the reserve funds and investments in the best place as possible.

B. Collections Report

There was less than \$7,000 in collections, and a large majority of this was due to one unit. The legal process is in place for that one unit. Six months of dues and legal fees will be recovered after the foreclosure. There was some discussion regarding this.

C. Management Report

- Phase 3 of common area mulching was done.
- Hartman had done the first phase of pruning.
- Summer removals, treatments, and repair were completed by various companies.
- All scheduled retaining walls had been completed.

- Clean up of wetland swale areas were done.
- No major concrete replacement was needed this year. Repairs would be looked at on a case-by-case basis.
- Mud-jacking and caulking would be pushed to next year.
- The bench project started today and would be completed shortly.

IV. GROUNDS AND BUILDING MAINTENANCE

A. J&S Tree Service

The willow removal was an emergency removal.

A MOTION was made by Vice President Van Meter to approve J&S Tree Service emergency willow removal for \$2,000. Seconded by Director Rome. Motion carried unanimously.

B. Brookfield Tree Service

This was the full list of summer pine removals. Property Manager Kovel reviewed the work done.

A MOTION was made by Treasurer Griffin to approve Brookfield Tree Service summer tree removals for \$7,400. Seconded by President English. Motion carried unanimously.

C. Emerald Site Service

Property Manager Kovel reviewed this as the swale, restoration, and drainage work.

A MOTION was made by Treasurer Griffin to approve pond maintenance, swale clean-up, and herbicide applications for \$7,380. Seconded by President English. Motion carried unanimously.

D. Ridgeline Consultants

The Association had offered to assist the homeowners with the legal process regarding homes in the flood plain. The surveyors offered to do the work and file within a few weeks. Property Manager Kovel reviewed the findings.

A MOTION was made by Treasurer Griffin to approve the completion of elevation certs and LOMR requests for \$3,000. Seconded by Vice President Van Meter. Motion carried unanimously.

E. Hartman Landscaping

Property Manager Kovel combined several requests into a high priority list to be completed in September, and the total was within the range spent every year.

A MOTION was made by Director Rome to approve the complete fall turf repairs for \$12,407. Seconded by Vice President Treasurer Griffin. Motion carried unanimously.

A handful of arborvitaes in border areas on the property needed to be filled in. Property Manager Kovel reviewed these. Director Rome asked about putting a river birch by the bench. Property Manager Kovel said that the Board could review this after the project completed to decide if another one would be needed.

A MOTION was made by Treasurer Griffin to approve the fall tree replacements for \$4,155. Seconded by President English. Motion carried unanimously.

V. NEW BUSINESS

A. Brick Repair

The Board asked about the unit in foreclosure having some brick repair. Property Manager Kovel said that this repair would be for part of the garage on the right side.

VI. OPEN FORUM OF RESIDENTS

Anita asked if the swale was the runoff from the pond. Property Manager Kovel confirmed that it was. Anita wanted to reiterate that children were still playing on the rocks on the two sides of the road. She had a safety concern and thought it was contributing to the degradation.

Joanne asked about the flood plain issue and if the mortgage company needed to be contacted. Property Manager Kovel said that in general if an owner had not been contacted, they were probably okay.

Liz thanked the Association for the work on the flood plain and asked for clarification on the status of her building. Property Manager Kovel said that the surveyor believed that the building would be removed from the flood plain, and paperwork would be coming.

Liz also mentioned activity in the neighborhood that she thought were people crossing over the berm from the hotel. She asked about putting some No Trespassing signs in the berm areas. Property Manager Kovel said that police could be called when on berm properties as this was private property. The Board could investigate signage, but this might not have the effect desired. However, a sign to stay off the rocks was more possible. Director Rome encouraged residents to call the police if a resident felt threatened.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 8:18pm. Seconded by VP Van Meter. 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.