

# REFLECTIONS AT HIDDEN LAKE

## Board of Directors Meeting

Thursday, November 19, 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	Absent
Lynn Cihlar	Secretary	Absent

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

### II. MINUTES

**A MOTION was made by Treasurer Griffin to accept the minutes from the August 20, 2020 General Board Meeting Minutes. Seconded by President English. Motion carried unanimously.**

### III. FINANCIAL AND ADMINISTRATIVE

#### A. 2021 Budget

The continued three percent increase was implemented and all expenses were explained in the mailing to homeowners.

**A MOTION was made by Treasurer Griffin to approve the 2021 budget as presented. Seconded by President English. Motion carried unanimously.**

#### B. Q3 2020 Financial Report

Operating Funds - \$91,961.47

Reserve Funds - \$1,419,334.27

Total: \$1,511,295.74

Property Manager Kovel said that the Association was operating below budget and Collections were under control.

#### C. Collections Report

A couple of homeowners were in collection; one major account was in foreclosure, and the other account would be paying in full as they had

been hospitalized for COVID-19.

**D. Management Report**

- Hartman was extended through winter of 2021 on the existing contract with no price change.
- Thin brick repairs had started with Marek addressing some additional carpentry.
- The mailbox landscape replacements would come up for approval at the next meeting with some adjusted numbers from the vendor.
- The signage was being investigated for a new vendor.
- There was a letter sent to the Fire Protection District requesting an extension until after the COVID-19 situation improves since this required entry into the units. ADS would be bidding on this since they already handle the fire maintenance. The inspection would be paid for by the Association, but any device that needed replacement would be on the homeowner to replace. The logistics would need to be worked out with the vendor.

**E. Elite Management Contract**

**A MOTION was made by Treasurer Griffin to approve the Elite Management contract extension through 2023. Seconded by President English. Motion carried unanimously.**

**IV. GROUNDS AND BUILDING MAINTENANCE**

**A. Kramer Tree Specialists**

**A MOTION was made by Treasurer Griffin to approve Kramer Tree Specialists 3-year pruning cycle with annual building clearance for \$20,472.25 and the annual PHC Program for \$4,764.00. Seconded by President English. Motion carried unanimously.**

**B. Marine Biochemists**

**A MOTION was made by Treasurer Griffin to approve annual storage/installation/removal of fountain for \$490.00. Seconded by President English. Motion carried unanimously.**

**C. Schwarz Construction**

Property Manager Kovel briefly reviewed the work done on the brick repairs.

**A MOTION was made by President English to approve face brick repairs at 8387 MT and 8297 SWC for \$5720.00. Seconded by Treasurer Griffin. Motion carried unanimously.**

There was some discussion regarding the units needing the work.

**V. OPEN FORUM OF RESIDENTS**

Anita thanked the Board for the bench and said that this had been used.

Several homeowners thanked the Board and Management for their work.

Property Manager Kovel hoped everyone stayed safe and healthy. He encouraged everyone to take precautions and thanked everyone for their participation.

**VI. ADJOURNMENT**

**A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:27pm.  
Seconded by Vice President Van Meter. Motion Carried unanimously.**

Respectfully submitted,

*Laura Lewis*

Recording Secretary

Karick & Associates

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