

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, March 11, 2021 - 7:00 p.m.

Virtual/Phone Meeting

I. CALL TO ORDER/ROLE CALL

President Karen English called the meeting to order at 7:00 p.m.

Karen English	President	Present
Pat Van Meter	Vice President	Present
Catherine Griffin	Treasurer	Absent
Bill Rome	Director	Present
Lynn Cihlar	Secretary	Present

Also in attendance were Brett Kovel representing Elite Management, and approximately five homeowners.

II. MINUTES

A MOTION was made by Director Rome to accept the minutes from the November 19, 2020 General and Annual Board Meeting Minutes. Seconded by President English. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q4 2020 Financial Report

Operating Funds - \$110,550.86
Reserve Funds - \$1,525,467.73
Total: \$1,636,018.59

Property Manager Kovel said that the reserves were doing well, and the Association had had a large reserve contribution at the end of Q4.

B. Collections Report

One account was in foreclosure which was on hold due to COVID-19. The unit had been cleaned out, and the utilities had been shut off. A couple other accounts were in danger of being referred to legal, and Property Management was working with them to try and avoid that if possible.

C. Management Report

- Several items were up for approval for the Board.
- With the meeting being pushed to March, there was more to talk about with the ice damming and other issues around the property.
- Approximately 23 leaks had been reported due to ice damming. A list was put together, and Travelers was contacted. The adjustors had determined that snow and ice removal for the units with leaks would be covered. Once the repairs and inspections had been completed, the amount of the claim would be reviewed. PM Kovel anticipated this

being one claim of about \$30,000 which would be fully covered after the deductible. He was in the process of coordinating the painter/drywall contractor to work directly with the affected units.

- There was an issue with a pipe break in a foreclosed unit. The owner met with Management and the neighbor, and he took care of the unit as promised.
- Sealcoating would be addressed in late summer.
- Landscaping (including some turf restoration) would be done this year.
- A few signs had been installed near the creek to discourage people from climbing on the rocks.

IV. GROUNDS AND BUILDING MAINTENANCE

A. RECURRING ANNUAL ITEMS

A MOTION was made by Secretary Cihlar to approve following recurring annual expenses:

- **Spring/Fall Gutter Cleaning with Bob's Gutter Cleaning for \$200/building;**
- **Annual coupon book purchase and distribution for not to exceed \$800;**
- **Approve KSN annual legal retainer for \$3,300 per year.**

Seconded by Director Rome. Motion carried unanimously.

B. Adams Roofing Professionals

A MOTION was made by President English to approve Adams Roofing siding repair at 1037 Hinswood for \$1,950 and 1038 Ripple Ridge for \$725. Seconded by Secretary Cihlar. Motion carried unanimously.

C. Alarm Detection Systems, Inc.

Property Manager Kovel briefly reviewed what needed to be included on the contract and the need to go into units to inspect devices. Property Management was trying to coordinate the timing of these tests with homeowners in each building.

A MOTION was made by Secretary Cihlar to approve the ADS 5-Year monitoring contract for \$1,666 per month, annual fire testing for \$13,677 (reserves 2021), and one-time device replacement for \$11,155.22. Seconded by President English. Motion carried unanimously.

D. Hartman Landscape, Inc.

Property Manager Kovel said that this came back in line with the budget. Approval on this would get this done in late April or early May.

A MOTION was made by Director Rome to approve the Hartman Landscape 2021 common area mulching for \$18,724. Seconded by President English. Motion carried unanimously.

Director Rome mentioned the need for core aeration in 2021. Property Manager Kovel would bring this to Hartman's attention.

E. Evergreen Landscape Associates, Inc.

Property Manager Kovel said that because of the plants going in, this would probably happen around May.

A MOTION was made by Secretary Cihlar to approve the Evergreen Landscape Associates mailbox work for \$2,336.31. Seconded by President English. Motion carried unanimously.

F. Emerald Site Services, LLC

Property Manager Kovel reviewed some of the work to be done with this proposal. There was some discussion regarding this.

A MOTION was made by Director Rome to approve the Emerald Site Services replacement and/or addition of retaining walls and field mowing for \$20,690. Seconded by President English. Motion carried unanimously.

V. OPEN FORUM OF RESIDENTS

Vice President Van Meter noted that the Village of Darien was checking around for code violations, particularly regarding garbage cans. Secretary Cihlar also asked for owners to use judgement when putting garbage out on windy days.

There was some extended discussion regarding the snow removal costs for this year. The seasonal contract worked out well for the Association this year. There was also extended discussion regarding the work done by the Village versus the Association.

John said that he had quite a bit of water damage for the first time in 20 years. Water had come in the window above the door, and he described the damage that was done to the entire foyer area. Property Manager Kovel reviewed the ice damming conditions that occurred to cause this and how the Association can recognize if these conditions happen again. The homeowner wanted to ensure that inspection would be done on the appropriate components when repairs were made. Property Manager Kovel explained that insurance was covering it back to prime condition because there was so little that could have been done to prevent it. This was a major issue in the Chicago area in 2021. There was also some discussion regarding whether the window above the door would need to be replaced. The Association insurance was only responsible for drywall back to prime condition, all other elements belonged to the unit owner.

Anita said that the sign that was installed looked good.

Cora asked about getting a copy of minutes, financials, and other meeting-related items. Property Manager Kovel gave her the location of the website to obtain this information.

VI. EXECUTIVE SESSION

There was an executive session held with Board members only.

VII. ADJOURNMENT

A MOTION was made by Director Rome to adjourn the meeting at 8:02pm.

Seconded by Secretary Cihlar. 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.