

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, June 10, 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	Present
Bill Rome	Director	Present
Lynn Cihlar	Secretary	Present

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

II. MINUTES

A MOTION was made by President English to accept the minutes from the March 11, 2021 General Board Meeting Minutes. Seconded by Treasurer Griffin. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q1 2021 Financial Report

Operating Funds - \$145,762.55

Reserve Funds - \$1,626,418.32

Total: \$1,772,180.87

Property Manager Kovel said that a lot of the CD's had matured; the minimum was being earned as there was nothing competitive on the market. The reserves were continuing to build in anticipation of upcoming projects in the next two to five years.

Everything was looking good and in line (even with additional snow removal). Repairs and maintenance were slightly over budget due to roof work, but some of this would be submitted as part of an insurance claim. This claim could not be submitted until Painters USA completed their portion of the work.

B. Collections Report

Two accounts were in collections; the new one was moving forward with legal collections.

C. Management Report

- Mandatory alarm inspection was to be filed by the end of June; there were some return visits. The final report was forthcoming. There was some brief discussion regarding this.

- One unit had a pipe break over the winter, but this matter had been settled with the owner and the neighbor.
- All the mulching was done; the Hartman contract was through the end of the year; and work was done with the landscaping and trees (pruning, sprays, maintenance).
- The fountain was installed.
- Signs were posted as directed.
- Some thin brick work was done. This had been manageable but might require discussion on more in-depth work in the future.
- A couple small retaining walls would be done this year.
- Seal-coating was reviewed, and this would be done this year.
- Property Manager Kovel briefly reviewed architectural requests.
- A few homeowner issues with kids playing in common areas were being addressed as needed.
- There was some discussion regarding work to be done on trees.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Adams Roofing Professionals

A MOTION was made by Treasurer Griffin to approve Adams Roofing shingle repair at 8329 Ripple Ridge for \$495.00. Seconded by Secretary Cihlar. Motion carried unanimously.

B. Hartman Landscape

A MOTION was made by Secretary Cihlar to approve the Hartman Landscape turf repair at 8287 Ripple Ridge for \$1,810.00. Seconded by Treasurer Griffin. Motion carried unanimously.

C. J&S Tree Services

A MOTION was made by President English to approve J&S Tree Service willow removals for \$7,000.00. Seconded by Director Rome. Motion carried unanimously.

D. American Sealcoating and Maintenance

Property Manager Kovel reviewed the price increase from the past contract.

A MOTION was made by Secretary Cihlar to approve sealcoating for \$19,988.00. Seconded by Treasurer Griffin. Motion carried unanimously.

E. Pruning

Treasurer Griffin said that the pruning started, and the Board complimented the work done by Hartman.

V. OPEN FORUM OF RESIDENTS

The Board was very pleased with how the property was looking. This also appeared to be reflective in the prices the homes were selling for.

A homeowner gave some additional contact information. He said that his unit was

finishing up with Painters USA that week.

A homeowner said the work Hartman looked good, but she was concerned about where they park when setting up. Property Manager Kovel would bring this to Hartman as a safety concern. There was additional concern about setting up recreational equipment for long periods of time. Property Manager Kovel encouraged conversations with parents and owners to keep a balance in lifestyles. There was some discussion regarding the condo declarations and rules.

Another owner said that she read the rules and regulations when they moved in, and there was an discussion regarding requiring owners and/or tenants to sign a form that they have read or accept the declarations and rules. Property Manager Kovel said that the past 18 months had been unique across properties as people were home more than ever before.

Property Manager Kovel recognized two community members who had passed away.

VI. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 8:22pm. Seconded by President English. Motion Carried unanimously.

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

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