

# REFLECTIONS AT HIDDEN LAKE

## Board of Directors Meeting

Thursday, August 26, 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	Absent

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

### II. MINUTES

The Board requested that the “and Annual” be stricken from the title of the minutes as the previous meeting was a general board meeting only.

**A MOTION was made by Treasurer Griffin to accept the minutes from the June 10, 2021 General Board Meeting Minutes. Seconded by President English. Motion carried unanimously.**

### III. FINANCIAL AND ADMINISTRATIVE

#### A. Q2 2021 Financial Report

Operating Funds - \$ 72,754.77

Reserve Funds - \$1,729,963.98

Total: \$1,802,718.75

Property Manager Kovel said that everything looked good on the balance sheet. There were not a lot of CD options, but the Association was in good shape.

#### B. Collections Report

Two accounts were in collections; once foreclosures were completed, these would be resolved.

#### C. Management Report

- Some tree removals would begin this week with Brookfield Tree Service.
- The Board has been advised of the tornado damage. During the later part of June, a tornado impacted the area. Tree removal and immediate temporary home repairs were started. However, some of the work was going to take a while because it is such a large claim, a public adjuster was coming in to assess the damages. This would

- ensure that the Association was fairly represented in the claim process. There would be a meeting on this in the second week of September. Thousands of photos were submitted from the contractors.
- Seal coating had been extended due to labor shortages and weather. Rescheduled dates would be sent to affected homeowners.

#### **IV. GROUNDS AND BUILDING MAINTENANCE**

##### **A. Adams Roofing Professionals**

**A MOTION was made by President English to approve Adams Roofing chimney top replacement at 8298 Sweetwater Court for \$1,500. Seconded by Director Rome. Motion carried unanimously.**

**A MOTION was made by President English to approve Adams Roofing shingle repair at 1070 Ripple Ridge for \$975. Seconded by Director Rome. Motion carried unanimously.**

##### **B. Brookfield Tree Service**

**A MOTION was made by Treasurer Griffin to approve Brookfield Tree Service removals and trimming for \$10,400. Seconded by Vice President Van Peter. Motion carried unanimously.**

#### **V. INSURANCE (JUNE 2021 TORNADO)**

##### **A. J&S Tree Service, Inc.**

Director Rome asked if this would be rolled into the insurance claim. Property Manager Kovel confirmed that this was handled with a reserve transfer under an emergency expense until the claim was settled.

**A MOTION was made by Treasurer Griffin to approve J&S Tree Service emergency work for \$15,000. Seconded by President English. Motion carried unanimously.**

##### **B. Adams Roofing Professionals**

**A MOTION was made by Director Rome to approve Adams Roofing emergency work for \$45,770.30. Seconded by President English. Motion carried unanimously.**

##### **C. Fulcrum Claims Consulting**

Property Manager Kovel reiterated that this was done to make sure an equitable claim was made.

**A MOTION was made by President English to approve Fulcrum Claims Consulting as a public adjuster for the Association at a flat fee of 10%. Seconded by Director Rome. Motion carried unanimously.**

## **VI. OPEN FORUM OF RESIDENTS**

John Barton (8298) received an email from Management, and Adams Roofing would be looking at the deck. He noticed that the deck had been tilting over the past years. He did not know what options he had, but he was going to have a contractor look at propping this up. Property Manager Kovel said that Adams would investigate to see if they could reflash the bottom part of the door; however, Adams had concerns about the deck possibly causing the issue. Property Manager Kovel said it appeared that the deck might have to be jacked up and reset; however, the deck code had since changed, so there might be other factors that needed to be considered. Mr. Barton was advised to get a quote for a new footing to level the deck.

A unit owner from 8206 asked if conference calls could be used going forward, even when the meetings go back to in-person. Property Manager Kovel said that the annual meeting would probably be in person for sure; however, this would be something to be discussed going forward and that virtual/phone meetings might be preferred for general board meetings.

## **VII. ADJOURNMENT**

**A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:24pm. Seconded by Vice President 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.*