

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, November 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	Present
Bill Rome	Director	Present
Lynn Cihlar	Secretary	Present

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

II. MINUTES

A MOTION was made by Treasurer Griffin to accept the minutes from the August 26, 2021 General Board Meeting Minutes. Seconded by President English. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. 2022 Budget

There was a three percent increase in assessments, and the budget had been sent to homeowners. There were no homeowner questions.

A MOTION was made by Secretary Cihlar to approve the 2022 Budget as presented. Seconded by President English. Motion carried unanimously.

B. Q3 2021 Financial Report

Operating Funds - \$ 87,286.96
Reserve Funds - \$1,729,644.85
Total: \$1,816,931.81

Property Manager Kovel said that there had been minimal reserve expenses. There were a few items slightly overbudget, so Property Manager Kovel reviewed the line items over budget. He did not anticipate an operating surplus.

C. Collections Report

Two accounts were in collections; one owner had paid in full, but the check had not been received yet. The other account was in foreclosure. The Association was in good shape. There was some discussion regarding the foreclosure process.

D. Management Report

- The alarm inspection that took place in April still had a handful of units to gain access to. There was some discussion regarding this; there were less than ten units within three buildings that were outstanding. The Board discussed if it was possible to fine the owners if this was not done. Property Manager Kovel would consult with the attorney to do so.
- There were several insurance issues this year with the tornado and ice damming. There was also an issue being looked at regarding pipes.
- Management was in the process of changing out lights with LED bulbs. This was going well and would continue as long as the weather was good.
- Fall cleanups were continuing, so activity would be ongoing. A new contract was expected from Hartman.
- There had been a large amount of grounds work throughout the year. The action item list had been completed.
- Property Manager Kovel was in touch with the Village contractor about one tree that had been placed incorrectly. All the other trees were now planted correctly. Hartman put in three birch trees and a cypress tree as well.

E. Management Contract

A MOTION was made by Director Rome to approve the Elite Management contract extension through 2024. Seconded by President English. Motion carried unanimously.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Adams Roofing Professionals

A MOTION was made by Secretary Cihlar to approve Adams Roofing T&M siding and flashing repair at 8298 Sweetwater Court for an amount not to exceed \$2,400. Seconded by President English. Motion carried unanimously.

B. J&S Tree Service

A MOTION was made by Treasurer Griffin to approve J&S Tree Service removals and trimming for \$2,200. Seconded by Director Rome. Motion carried unanimously.

C. Hartman Landscaping

A MOTION was made by Treasurer Griffin to approve Hartman Landscaping tree replacements in the amount of \$3,000. Seconded by Director Rome. Motion carried unanimously.

A MOTION was made by Treasurer Griffin to approve Hartman Landscaping for fall turf repairs in the amount of \$12,454. Seconded by Secretary Cihlar. Motion carried unanimously.

D. Kramer Tree Specialists, Inc.

A MOTION was made by Director Rome to approve Kramer Tree Specialists annual PHC in the amount of \$4,764. Seconded by President English. Motion carried unanimously.

V. INSURANCE

A. DCI Insurance

Four buildings on Mystic were moved into a flood plain, and the Association was assisting due to issues with obtaining traditional homeowner insurance. There was some discussion regarding the timing of doing this.

A MOTION was made by Director Rome to approve flood insurance coverage for the four Mystic buildings located in the flood zone in the amount of \$15,000. Seconded by Vice President Van Meter. Motion carried unanimously.

There was some discussion regarding the reasons for doing this. Property Manager Kovel also noted that insurance adjusters were involved with this issue.

VI. OPEN FORUM OF RESIDENTS

John Hartman (8298) sent in a variance form and asked if this was everything that was needed. Property Manager Kovel confirmed that this had been received; this would be submitted to the Board.

Maria asked if the flood insurance was \$15,000 for the year. Property Manager Kovel confirmed that it was. The Board was notified that four buildings were in a flood plain due to re-mapping, so from a fiduciary standpoint the insurance was needed. Multiple owners had also had trouble refinancing. There was some discussion regarding liability for flooding, and there was further discussion regarding ensuring whether this was a community issue.

VII. ADJOURNMENT

A MOTION was made by Treasurer Griffin to adjourn the meeting at 7:54pm. Seconded by Director Rome. 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.