

# REFLECTIONS AT HIDDEN LAKE

## Board of Directors Meeting

Thursday, March 10, 2022 - 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
Lynn Cihlar	Vice President	Present
Bill Rome	Treasurer	Present
Liz Husky	Secretary	Present
Catherine Griffin	Director	Present

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

### II. LANDSCAPING PRESENTATION

Janelle with Hartman introduced herself to the Board and presented a plan to the Board for the year. She encouraged open communication whenever needed for questions and concerns.

### III. MINUTES

**A MOTION was made by President English to accept the minutes from the November 19, 2021 General Board and Annual Meeting Minutes. Seconded by Vice President Cihlar. Motion carried unanimously.**

### IV. FINANCIAL AND ADMINISTRATIVE

#### A. Q4 2021 Financial Report

Operating Funds - \$ 38,469.59

Reserve Funds - \$2,355,326.74

Total: \$2,393,796.33

These financials were uploaded to the website for homeowner view. There was a large amount in reserves; this included the first payout from the insurance for the siding. Operations had already recovered in 2022 from the low balance. There was some brief discussion regarding the status and placement of the investment accounts. The Association did operate over budget in 2021 due to several unexpected expenses. Overall, the finances were looking very good.

#### B. Collections Report

There was one bad collection account that has been taken over by a third-party purchaser which was in the process of getting reconciled. The Association was in good shape.

**C. Management Report**

- The alarm inspection was coming up for 2022 even though some of the 2021 items just completed.
- An initial payout from the tornado claim came in. Adams Roofing and the consulting company started talks on the project.
- The LED bulbs were replaced for garage lights throughout the property with built-in sensors.
- The contract with Hartman was extended through 2023-2024.
- Mulching would be done on focal points this year; full mulching would be done next year.
- Snow removal had been done by Hartman.
- Kramer had done the winter pruning.
- The Fountain would be installed soon for the season.
- Trees with the Village program were installed in the fall.
- Homeowners were reminded that exterior changes should be submitted via an architectural change form.
- The Action Item list was provided to the Board on a regular basis throughout the year.
- The Strategic Plan was also supplied to the Board as needed.

**V. GROUNDS AND BUILDING MAINTENANCE**

**A. Recurring Annual Items**

**A MOTION was made by Treasurer Rome to approve the following expenses: Spring/Fall Gutter Cleaning with Bob's Gutter Cleaning for \$200.00/Building; Annual coupon book purchase and distribution for not to exceed \$800.00; Approve KSN annual legal retainer for \$3,300.00 per year. Seconded by President English. Motion carried unanimously.**

**B. Adams Roofing Professionals**

**A MOTION was made by Treasurer Rome to approve Adams Roofing siding repair at 1011 Ripple Ridge for \$525.00. Seconded by President English. Motion carried unanimously.**

**C. Hartman Landscape, Inc.**

**A MOTION was made by Treasurer Rome to approve the Hartman Landscape 2022 focal point mulching for \$4,217.00. Seconded by President English. Motion carried unanimously.**

**A MOTION was made by Treasurer Rome to approve the Hartman Landscape 2022-2023 landscaping and snow contract for \$102,948.00 per year which is \$8,579.00 per month. Seconded by President English. Motion carried unanimously.**

**D. HL Landscape**

**A MOTION was made by Treasurer Rome to approve the HL Landscape tree replacements for \$2,690.00. Seconded by President English. Motion carried unanimously.**

**E. Emerald Site Services, LLC**

**A MOTION was made by Treasurer Rome to approve the Emerald Site Services replacement of retaining walls for \$28,950.00. Seconded by President English. Motion carried unanimously.**

**VI. OPEN FORUM OF RESIDENTS**

President English appreciated Janelle joining the call and being so motivated on the property. She also thanked Property Manager Kovel for everything.

A homeowner asked if there was any repair work being done on the roof as he heard loud noises above his unit. Property Manager Kovel would have this checked to see if there was something blowing in the wind that would cause that.

**VII. ADJOURNMENT**

**A MOTION was made by Director Griffin to adjourn the meeting at 7:34pm and went into executive session. Seconded by President English. 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.*