

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, August 25, 2022 - 7:00 p.m.

Zoom Call

I. CALL TO ORDER/ROLE CALL

President Karen English called the meeting to order at 7:04 p.m.

Karen English	President	Present
Lynn Cihlar	Vice President	Present
Bill Rome	Treasurer	Present
Liz Huskey	Secretary	Present
Catherine Griffin	Director	Present

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

II. MINUTES

A MOTION was made by Vice President Cihlar to accept the minutes from the June 9, 2022 General Meeting Minutes. Seconded by Treasurer Rome. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q2 2022 Financial Report

Operating Funds - \$95,435.11

Reserve Funds - \$2,556,633.28

Total: \$2,652,068.39

Property Manager Kovel noted that a 50 percent siding payment was made. Budget meetings were coming up. While the insurance item was still unknown, the Association was doing well.

B. Collections Report

Collections were looking good; there were a few accounts getting settled.

C. Management Report

- All major projects had been achieved this year – with the siding projects still happening. Everything was going well.
- Capital projects would be the focus
 - o Buildings were walked, and the first completed building looked good.
 - o One homeowner ran an exterior wire after the work was done. Adams would be taking care of this. Costs in the future would be billed back to the homeowner. All wires should be hidden behind the siding. A notice would go out reiterating this. There was brief discussion regarding adding this to the rules and

regulations, especially with how much money was going into the siding project.

- The decorative gable vents were being done, and the way it was cut, it looked like there was a gap with the decorative cut. They could change this to a straight cut. This would not cause any maintenance issues.
- The trim work looked good.
- Hartman had done a good job with trimming and shaping. The only outstanding item in grounds were the fall turf repairs.
- Communications and vendors with grounds had gone well.
- The alarm inspection went well this year. There was communication about getting a discount on the number of batteries being replaced.
- Multiple locations of brick were to be repaired. These were water-tight so not an emergency. Marek would also be looking at ten to twenty locations that need some carpentry work before having additional brick work done.
- There was one wall left for Emerald to complete. There had been a little struggle with getting them out to property, but this was standard for most vendors as of late.
- Landscape and drainage were done in the spring and would be done again in the fall.
- Tree replacements were ongoing – both through Hartman and through the Village program.
- Tree maintenance had been done with fall pruning coming up.
- Driveway issues were being addressed as needed.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Tree Removal

A MOTION was made by President English to approve two rounds of tree removals for \$9,200. Seconded by Secretary Huskey. Motion carried unanimously.

B. Insurance Claim Representation

A legal agreement was being entered to file a lawsuit against the insurance company for the siding. In summary, if the Association were to win, the attorney would get a percentage of the agreement. The normal Association attorney reviewed this with the insurance claim attorney.

The status of these repairs and claim was given to homeowners who were concerned about it. Vice President Cihlar also requested that a call be set up with an update within the next three months. Property Manager Kovel would request this; he also assured the Board that there was movement happening.

A MOTION was made by Vice President Cihlar to approve a legal agreement with The Law Offices of Scott Green for insurance claim representation. Seconded by President English. Motion carried unanimously.

V. OPEN FORUM OF RESIDENTS

A homeowner said that he had a Comcast wire coming out of his unit going underground. Property Manager Kovel said that if the wire was inside the wall, they were okay. Treasurer Rome said that if there was a wire on top of the siding, the vendor would remove the old siding and then place the new siding over the wire. The homeowner had a concern about possible disruption of service. Property Manager Kovel said that anything existing should be able to be worked around. There was also a brief discussion regarding this being a bit noisy, but this would last for a maximum of a week.

VI. ADJOURNMENT

**A MOTION was made by Director Griffin to adjourn the meeting at 7:46pm.
Seconded by Treasurer 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.