

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, November 10, 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 11 homeowners.

II. MINUTES

A MOTION was made by Director Griffin to accept the minutes from the August 25, 2022 General Meeting Minutes. Seconded by Vice President Cihlar. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Approve 2023 Budget

The 2023 budget included the typical three percent annual increase. A letter was sent to the homeowners.

A MOTION was made by President English to approve the 2023 budget as presented. Seconded by Vice President Cihlar. Motion carried unanimously.

B. Q2 2022 Financial Report

Operating Funds - \$96,456.69
Reserve Funds - \$2,192,227.94
Total: \$2,288,684.63

Property Manager Kovel said that the Association was trending under budget, so some money could be transferred to the reserves – and a siding payment could be made. The balance sheet had also been restructured.

C. Collections Report

One account in collections was taken over by the bank, and the six months plus legal fees would be paid for during the sale.

There was \$17,800 in outstanding collections. Assessments accounted for \$9,300; \$7,500 came from one unit.

D. Management Report

- The fall cleanups were continuing into November.

- The building project was taking place next week and would be replacing brick in 20 different locations. It had been difficult to get a hold of the thin brick material.
- Everything the association wanted to get done were completed except the insurance claim.
- A lot of information on the insurance claim had been sent to homeowners. Funding was received to fix 8 buildings, but no other repairs could be done until the claim was settled.

E. Management Contract

A MOTION was made by Secretary Huskey to approve Elite Management contract extension through 2025. Seconded by Treasurer Rome. Motion carried unanimously.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Emerald Site Services

A MOTION was made by President English to approve Emerald Site Services proposals for additional work to wall at building 3 for \$2,700; and timber removal and drainage work at 1007 Ripple Ridge for \$1,120. Seconded by Director Griffin. Motion carried unanimously.

B. Langton Group

A MOTION was made by Vice President Cihlar to approve 3 new trees by Langton Group for \$1,634.03. Seconded by President English. Motion carried unanimously.

C. Kramer Tree Specialists, Inc

A MOTION was made by Director Griffin to approve Kramer Tree annual PHC for \$4,764. Seconded by President English. Motion carried unanimously.

D. Hartman Landscape

A MOTION was made by Secretary Huskey to approve Hartman fall turf work for \$11,705; Hartman fall turf insecticide application for \$2,670; and Hartman construction turf repair for \$1,790. Seconded by Vice President Cihlar. Motion carried unanimously.

V. OPEN FORUM OF RESIDENTS - NONE

VI. ADJOURNMENT

A MOTION was made by Director Griffin to adjourn the meeting at 7:17pm. 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.