

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, March 9, 2023 - 7:00 p.m.

Zoom Call

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 Huskey	Secretary	Present
Annie DeVries	Director	Present

Also in attendance were Brett Kovel representing Elite Management and approximately three homeowners and Janelle Floerke from Hartman.

II. MINUTES

A MOTION was made by President English to accept the minutes from the November 10, 2022 General and Annual Meeting Minutes. Seconded by Vice President Cihlar. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Hartman Landscaping – Annual Maintenance Plan and Turf Review

Janelle Floerke gave a quick introduction and summary. She talked about the cleanup that would be taking place the first or second weekend of April. There was brief discussion regarding the fertilization plans. There was also discussion regarding the treatment for bug infestation that took place and monitoring to make sure these do not come back.

Treasurer Rome asked if the fungal treatment would take place. Ms. Floerke said that they would evaluate this after approximately six weeks to determine if this would be done in lieu of core aeration.

Director Huskey asked about damage to lawns that happened over the winter. Property Manager Kovel said that this was managed on a case-by-case basis when the snow repairs were done.

There was brief discussion regarding the pros and cons of seeding in the spring versus fall.

B. New Rule Regarding Exterior Wires

Property Manager Kovel read the new proposed rule. Treasurer Rome asked about work requiring a modification order. Property Manager Kovel felt that this was covered in other modification rule.

A MOTION was made by Treasurer Rome to approve the new rule regarding exterior wires. Seconded by President English. Motion carried unanimously.

C. Q4 2022 Financial Report

Operating Funds - \$87,207.17
Reserve Funds - \$1,834,084.54
Total: \$1,921,291.71

Property Manager Kovel noted that this included the payment for the first few buildings. The balance sheet had been simplified. There was a surplus in 2022, but this was largely because expenses had been addressed at the end of 2021.

D. Collections Report

One account in collections was getting caught up and one was a potential eviction. Payment had been received for the larger account that had been on there for a while.

E. Management Report

- The mandatory fire alarm inspections would take place in April. A clean PDF had been sent as needed on times.
- A couple insurance claims came up over the winter. One in particular involved a water heater pipe that broke. It was an individual pipe that caused the issue, so this was not insurable. He wanted homeowners to be aware that some of the piping ran under the concrete slab.
- Hartman’s contract would be going through next winter.
- Spring cleanups were coming up.
- Kramer would be doing winter pruning in phases. Zone 3 had been completed, so the new proposal was again starting with Zone 1.
- Marine Bio Chemists would be installing the fountain.
- He reminded homeowners to submit any exterior modifications as an architectural request form to avoid issues.
- Some closings happened over the winter. There was one foreclosure, but they expected the real estate market to slow due to interest rates.
- The insurance claim was still being addressed regularly as a high priority.
- Landscaping drainage and restoration would mostly be done in the fall.
- Mulch and enhancements were coming up for approval.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Hartman Landscape

A MOTION was made by President English to approve Hartman common area mulching in the amount of \$21,500. Seconded by Treasurer Rome. Motion carried unanimously.

Treasurer Rome confirmed that these items were expenditures in the budget.

B. Alarm Detection Systems

A MOTION was made by President English to approve ADS panel replacement at 8137-8149 Ripple Ridge for \$3,185.38. Seconded by Vice President Cihlar. Motion carried unanimously.

C. Kramer Tree Specialists, Inc

A MOTION was made by President English to approve Kramer Tree Specialists 3-year winter pruning for \$21,035.80. Seconded by Vice President Cihlar. Motion carried unanimously.

D. Emerald Site Services

Property Manager Kovel reviewed the work to be done.

A MOTION was made by Treasurer Rome to approve retaining wall replacements and drainage work not to exceed \$32,550.00. Seconded by President English. Motion carried unanimously.

V. OPEN FORUM FOR BOARD

A. Grounds Reminders and Litter Clean up

Vice President Cihlar asked for additional ideas for litter clean-up. Property Manager Kovel said that Hartman was a good option for winter. There was discussion regarding forming a committee. A notice about this would be put out to homeowners via Facebook or newsletter.

B. Wood Trim/Column

Vice President Cihlar asked about addressing the wooden trim and columns. Property Manager Kovel said that this would not be looked at as part of the siding, but the extent of the issues would determine how to proceed. This was being looked at with the painting project, and the Board discussed what items would be included in this project. Property Manager Kovel could ask the painting contractor to look at the recently painted buildings to determine what areas would still need to be addressed.

VI. OPEN FORUM OF RESIDENTS - NONE

VII. ADJOURNMENT

The meeting went into executive session at 8:07pm.

Respectfully submitted,
Laura Lewis
Recording Secretary
Karick & Associates, Inc

This document is subject to correction as noted on next meeting's minutes.