

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, June 8, 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	Resigned
Annie DeVries	Director	Present

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

It was announced that Liz Huskey tendered her resignation to the Board. The Board thanked Liz for her time and efforts.

II. MINUTES

A MOTION was made by Treasurer Rome to accept the minutes from the March 9, 2023 General Meeting. Seconded by President English. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. Q4 2022 Financial Report

Operating Funds - \$235,452.15

Reserve Funds - \$1,954,280.01

Total: \$2,189,732.16

Property Manager Kovel noted that the operating fund was higher due to an insurance payout. Overall, the Association performed under budget year-to-date. A Wintrust financial account had been opened which allowed them to choose investments as they go. It was noted that there was a limit to how much of the investment money could go into the CDs because the money would be needed for the siding project. There was some brief discussion regarding the different types of accounts available for the Association to use.

B. Collections Report

One account in collections got caught up. The Association was doing well.

C. Management Report

- Insurance claim was the biggest priority; a motion regarding this was on the agenda. Eight buildings had been completed, and there were ongoing negotiations with insurance.

- The Hartman contract expires at the end of the winter; other bids were being obtained to make sure the Association was making the right decision.
- Repairs and restoration (like drainage projects) would occur in late summer and fall.
- Mulching work was done in all the common areas; next year would be mulching at focal points only.
- Tree care treatments were completed.
- A walk would be done at the end of the month for any tree removals that were needed. The tree removal costs would be going down as the problematic trees were mostly gone. The vendor would just be looking for dead trees.
- Retaining walls were all completed.
- Another walk regarding concrete would be done; courtyards would be looked at in particular as problem areas.
- Façade work would be inspected; Schwartz was able to do most of the work.
- Asphalt and sealcoating had been tabled until the siding was figured out. The Board would just need to decide if a sealcoating cycle needed to be added in the meantime.
- The fire alarm inspection follow ups were taking place.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Adams Roofing and Construction

Property Manager Kovel explained that these bids were for all new gutters, soffits, and siding – as well as new trim which would need to accommodate double layering. He explained why this would be the optimal way to handle the project. This was 11 of the worst remaining buildings – and included a few of the bigger buildings too. There was also discussion about the timing of this payment versus settling the insurance claim. The Association financials would be okay until the insurance payment came in.

Eight buildings had been done first for approximately \$275,000 out of pocket after insurance payments. The Association received a recoverable depreciation for the first phase of the project.

A MOTION was made by Treasurer Rme to approve siding replacement on 11 buildings for \$1,496,697.81. Seconded by President English. Motion carried unanimously.

This was currently planned as a four-year project – this was only the first year. The Board will reevaluate the plan as needed. There were no other capital projects imminently planned. The Board reviewed which buildings were on the plan to be addressed.

B. Marek Kolaczewski Painting and Carpentry

This would be painting anything that was not replaced as part of the siding project for the first eight buildings.

A MOTION was made by Treasurer Rome to approve Marek KPC painting and carpentry for eight buildings estimated at \$22,000.00. Seconded by President English. Motion carried unanimously.

C. Vote HOA Now

The Board was looking to move the election process online and were looking at obtaining election services through a third party. This would help with voter participation and eliminate some manual errors. There was some discussion regarding how this would work – an election notice would still be mailed, and there would be an option for those without email.

A MOTION was made by Treasurer Rome to approve Vote HOA Now for online election management in 2023 for not to exceed \$1,000.00. Seconded by Vice President Cihlar. Motion carried unanimously.

V. OPEN FORUM FOR BOARD

A. Common area concerns

There were usually complaints about the common areas after the weather started to get nice. The Board gets involved if there were nuisance issues, and homeowners had been reasonable and responsive.

Vice President Cihlar reviewed the current rules and some past issues were discussed. The idea of notifying neighbors if a party was going to be happening was discussed and how far gatherings were allowed to go within reasonable limits. Treasurer Rome felt that the few people who would be a problem could be handled on a case by case basis. Overall, the Board wanted to follow what was in the current rules. If an owner believed a rule was being broken, a photo could be taken and submitted to Management. Rules could be reviewed if this became a major issue. Serious issues should be reported to the police.

B. Speeding on streets

Property Manager Kovel said that speeding came up on a regular basis. In the past, Management had reached out to law enforcement when there had been issues. There had been previous discussions regarding temporary speed bumps; however, this had not been effective in other areas. There had been attempts for petitions for stop signs in the past.

Property Manager Kovel said that if an owner knew who a speeder was, to provide that information to Management to help address the problem. Management also requested and confirmed additional patrols to be provided on Association streets.

VI. OPEN FORUM OF RESIDENTS

There was a brief discussion regarding the lack of rain; however, the property was looking good. There was some discussion regarding sale prices.

A homeowner said that the rules and regulations weren't really read when someone moved in. It was suggested that a welcome committee be formed to drop off some

of the basic Association information after purchase. The Board liked the idea of doing this and highlighting the problematic items in a communal and friendly way. Property Manager Kovel said that a welcome letter and introduction is provided to all new owners, but this would be a good way to supplement that. The homeowner would look to form a committee to figure out what they could do.

VII. ADJOURNMENT

A MOTION was made by President English to adjourn the meeting at 8:52pm. 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.