

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

Thursday, August 24, 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
Pat Van Meter	Secretary	Present
Annie DeVries	Director	Present

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

II. MINUTES

A MOTION was made by Treasurer Rome to accept the minutes from the June 8, 2023 General Meeting. Seconded by Vice President Cihlar. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. July 2023 Financial Report

Operating Funds - \$297,325.52

Reserve Funds - \$2,027,105.17

Total: \$2,324,430.69

Property Manager Kovel noted that this was prior to the siding payment. The Capital One reserves were used and moved as needed.

The Evergreen account was consolidated with Wintrust, and the Capital One account was used for monthly reserve transfers. This would likely be changed to Live Oak in 2024.

B. Collections Report

Assessments overdue were less than \$1,500.

C. Management Report

- Work had started on Ripple Ridge Cove. A total of 11 buildings would be done.
- The alarm inspection was down to about 13 units, so approximately 95% of property owners had complied.
- The Association was continuing to move forward with Hartman who was in contract until the end of winter. This contract would be looked at as part of the budget season. The typical fall turf replacement proposal and core aeration and fall fertilization proposals would be coming in.
- Kramer came through to do the fungicide applications on the trees.

- Hartman did a round of pruning and an additional one would be done.
- Marine Biochemists replaced the breaker, but the lights still seemed to be out. There was a brief discussion regarding the timing of the fountain running.
- Marek went through the first 8 buildings and painted the areas not Azek.
- Schwarz Construction was sent a list of minor repairs to the thin brick outside of the bigger one on Sweetwater.
- A few closings took place so far this year. The properties seemed to be turning quickly.
- The only action item outstanding looked to be the fall work by Hartman. All other action items had been completed.
- Budget conversations would need to consider the insurance payment amount to determine what needed to still be done.

IV. GROUNDS AND BUILDING MAINTENANCE

A. J&S Tree Service

A MOTION was made by President English to approve tree removals throughout the community for \$4,800.00. Seconded by Treasurer Rome. Motion carried unanimously.

B. Hartman Landscape

A MOTION was made by President English to approve turf insecticide to all turf areas for \$2,940.00. Seconded by Vice President Cihlar. Motion carried unanimously.

C. SS Schwarz Construction

Property Manager Kovel explained the work and said no staining was needed.

A MOTION was made by President English to approve brick demo and installation at 1012 Spring for \$4,690.00. Seconded by Secretary Van Meter. Motion carried unanimously.

V. OPEN FORUM FOR BOARD

A. Insurance Update

Emails had been going back and forth regarding the estimate which continued to change. This had to be continuously updated because of change orders on additional items. A number had been approved, but the Association was not aware of the amount yet.

B. Siding Update

Property Manager Kovel said that the contractor was in full gear, except for the extreme heat days. They were doing approximately one building a week. There was a dedicated supervisor that walked Management around after completion. There was brief discussion regarding homeowners being careful of wires not being run on top of the siding. The Board suggested sending out a letter or putting something in the newsletter about how to handle new wires that needed to be run. Property Manager Kovel would look into what was done before and how best to

notify homeowners. President English asked that something about the siding be put on the web page or on Facebook.

C. Voting Procedures

Property Manager Kovel was setting up the online system. There was some discussion regarding the options for voting; there would be an electronic option and a hard copy option. The exact process for hard copy ballots was being figured out. This should hopefully help increase the number of people that count toward quorum. There was some discussion regarding the results being collected prior to the annual meeting. Owners could not turn in ballots the day of the meeting. The Board asked that this be put in the newsletter as well.

VI. OPEN FORUM OF RESIDENTS

A homeowner asked about spraying the rocks between the driveways to kill weeds. This was being done this week but had been called off due to the heat. Some of the weeds might still need to be pulled.

A homeowner noted her building having water in a low area in front. Property Manager Kovel said that this would be talked about in the budget meeting to determine how best to address this consistently and respecting any work the owner had done to the landscaping. There was some discussion regarding this being expensive and likely could not be paid for out of operations.

The Board wanted to do the November meeting in-person. Location was discussed between Darien Police Department or the church.

VII. ADJOURNMENT

A MOTION was made by Treasurer Rome to adjourn the meeting at 8:11pm. Seconded by Director DeVries. 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.