

REFLECTIONS AT HIDDEN LAKE

Board of Directors Meeting

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

Our Lady of Mount Carmel Church

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	Absent
Annie DeVries	Director	Present

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

II. MINUTES

A MOTION was made by Vice President Cihlar to accept the minutes from the August 24, 2023 General Meeting. Seconded by President English. Motion carried unanimously.

III. FINANCIAL AND ADMINISTRATIVE

A. 2024 Budget

The 2024 budget included a three percent increase, and the various expenses and budget were sent to homeowners. Reserve contributions were steady to allow for large projects without special assessments.

A MOTION was made by President English to approve the 2024 budget as presented with a three percent increase. Seconded by Director DeVries. Motion carried unanimously.

B. Q3 2023 Financial Report

Operating Funds - \$292,821.23

Reserve Funds - \$1,596,715.19

Total: \$1,889,536.42

The large amount in Operating Funds was due to an insurance payment. The reserve funds were split out between several accounts. The Association was keeping some money liquid to ensure that the siding project could be done. The reserves would go up with the insurance payouts but would go back down for the siding project.

C. Collections Report

One account had been in collections but was not a significant balance. The total amount was under \$2,000 in outstanding assessments.

D. Management Report

- All action items were completed for the year – including the insurance claim.
- All contracts had been updated.
- Landscape repairs had been completed.
- Retaining walls were completed.
- Fall turf repairs, pruning, and other landscaping were completed.
- There had been no concrete work in 2023.
- Façade work was also completed
- There had been no asphalt work in 2023; sealcoating would be done in 2024 with some patching as required.
- The annual fire alarm inspection had been completed.
- The strategic plan was still on track but prices on projects (like siding) were continuing to increase.
- He thanked the Board for their patience on the insurance claim as the lawyers and insurance settled.
- The siding project was expected to take about five years.

E. Management Contract

A MOTION was made by President English to approve the Elite Management contract extension through 2026. Seconded by Vice President Cihlar. Motion carried unanimously.

Treasurer Rome said that the journey with the tornado and claim took a lot of extra time that the Board appreciated. The Board was extremely happy with Elite.

IV. GROUNDS AND BUILDING MAINTENANCE

A. Langton Group

Every year the Association participated in the Village's tree program; this was the best price available to fill in the best they could.

A MOTION was made by President English to approve 5 new trees by Langton Group for \$2,221.76. Seconded by Treasurer Rome. Motion carried unanimously.

B. Hartman Landscape

Hartman had been the Association's landscaper for six or seven years. Their work had improved over the years, and any issues had been addressed quickly. There was about a three percent increase. There was some discussion regarding the landscaping.

A MOTION was made by Treasurer Rome to approve the Hartman two year landscaping and snow plowing agreement for \$109,200.00 per year. Seconded by Vice President Cihlar. Motion carried unanimously.

A MOTION was made by President English to approve Hartman fall improvements for \$16,692.00. Seconded by Treasurer Rome. Motion carried unanimously.

V. OPEN FORUM OF RESIDENTS

A homeowner was concerned about the landscapers cutting the lawn when it was not needed. Property Manager Kovel explained that some weeks the landscapers did not mow, but it was in the contract that they come out each week. If they were not mowing, they could still do some detail work. Vice President Cihlar suggested that the homeowner keep a log or documentation for the Association to look into this.

A homeowner asked about landscaper work that was videoed about leaves being picked up and making a mess or debris in the street. This had been brought to the contractor's attention as there were concerns whether this was how it was supposed to be done.

A homeowner asked about the insurance claim. Property Manager Kovel explained what some of the negotiations were and why they took so long. It was explained that a public adjuster and attorney were involved and made recommendations. There was some discussion regarding the negotiations on this. Treasurer Rome added that the way this was negotiated allowed for them to still have some healthy reserves after this was completed.

A homeowner asked why the meetings were in person instead of Zoom. The board indicated a hybrid model would be taken into consideration.

A homeowner asked about the notices regarding dog waste. Property Manager Kovel said that there had been some complaints, so they were simply encouraging all owners to make sure pets went on the parkway as a reminder.

VI. ADJOURNMENT

A MOTION was made by Vice President Cihlar to adjourn the meeting at 7:52pm. 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.