

# REFLECTIONS AT HIDDEN LAKE

## Board of Directors Meeting

Thursday, March 14, 2024 - 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
Anthony Dirks	Secretary	Present
Annie DeVries	Director	Present

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

### II. MINUTES

**A MOTION was made by Vice President Cihlar to accept the minutes from the November 9, 2023 General and Annual Meeting. Seconded by President English. Motion carried unanimously.**

### III. FINANCIAL AND ADMINISTRATIVE

#### A. Hartman Landscaping- Annual Maintenance Plan and Turf Review

Janelle gave a short presentation on the landscaping plan. She said that the workers on site also appreciated all the kind words and cooperation throughout the last year.

Treasurer Rome said that the grass was growing and asked if mowing was done by date or need. Janelle said it was by need for spring, but at the moment final spring cleanup was waiting until the snow threat was gone. The first cut would go along with the Spring cleanup.

Vice President Cihlar asked about a payment made to Hartman for seeding, and there were some areas that did not get done. Janelle said that there were some areas that needed more TLC because construction was being done. Another walk had been done with the turf director to make sure it was taken care of. Janelle assured the work was done but would be happy to perform follow-up as needed.

Director DeVries noted that there were rocks in the grass from the snow removal. Janelle assured the Board that a deep clean of the debris would be taken care of before the first mow. Pat VanMeter also offered to pick up some rocks when she is out with her dog.

Treasurer Rome and Vice President Cihlar asked that the Board be alerted when the walk would happen, so they could join if available.

**B. Q4 2023 Financial Report**

Operating Funds - \$272,208.43

Reserve Funds - \$3,250,014.84

Total: \$3,522,223.27

A few Wintrust CDs would be maturing, and those funds would be used as a down payment in the upcoming siding project. The interest-earning money would be determined by the accountant in how it would affect the taxes. There was protection in the operating fund for when the Association found out how insurance premiums were affected this year.

There was some discussion regarding the information for the siding project and insurance. The Association was waiting to see what clauses might be added, but the property was using the insurance payout for the projects.

**C. Collections Report**

One account had been in collections and would be going through the eviction warning process. Property Manager Kovel reviewed the process.

**D. Management Report**

- The mandatory fire alarm inspection was being done by ADS and accommodating homeowners as needed.
- Hartman common area focal point mulching would be done in May; next year would be all the common areas.
- The fountain was repaired after a split in the line.
- Kramer did their annual pruning.
- The painting cycle would follow the siding completion. Property Manager Kovel would talk with Marek to figure out details.

**IV. GROUNDS AND BUILDING MAINTENANCE**

**A. Hartman Landscape**

**A MOTION was made by President English to approve Hartman focal point mulching in the amount of \$4,990.00. Seconded by Vice President Cihlar. Motion carried unanimously.**

**B. Adams Roofing Professionals**

**A MOTION was made by President English to approve the siding replacement on 10 buildings in the amount of \$1,281,683.27 and 2 chimney top replacements in the amount of \$3,000.00. Seconded by Secretary Dirks. Motion carried unanimously.**

**C. Emerald Site Services**

Property Manager Kovel explained the items recommended for the pond restoration. There was some discussion regarding the ability for the area to handle the changes and what options had been explored. The Board discussed starting with Items 1 and 2 to see how they took, and then make a determination for more work.

**A MOTION was made by Treasurer Rome to approve Items 1 & 2 of the pond shoreline restoration in the amount of \$19,800. Seconded by English. Motion carried unanimously.**

## **V. OPEN FORUM FOR BOARD**

### ***Garbage Rules***

Property Manager Kovel explained the garbage rule as it was. The current garbage contractor asked that cans be out by 6am. The Board was trying to make sure that garbage was not put out too early and was put out securely. Secretary Dirks felt the current policy was okay but was concerned that the information may not be getting to renters. Vice President Cihlar was concerned about the money it took to clean up loose trash. Treasurer Rome said that a lot of spilled garbage was picked up by LRS, and he did not feel right fining people for a rule that would be stricter than the Village. There was discussion regarding whether garbage cans were okay going out the night before versus requiring them to be out the same morning. There was also discussion regarding whether a community clean up day would be needed.

### ***Fishing & Insurance***

Property Manager Kovel said that insurance frowned upon fishing in the pond. The Board determined to table the issue until the insurance policy was figured out.

### ***Salting Common Areas***

There was a homeowner who fell and was injured during an ice event. Vice President Cihlar asked about salting mailboxes and parking pads. Secretary Dirks asked what kind of precedent this might set. Treasurer Rome was worried about the kind of liability this opened the Association up to. There was discussion regarding not being able to avoid all liabilities. The item was tabled but would be reviewed in the future. The Association currently provides no salting service.

## **VI. OPEN FORUM OF RESIDENTS**

A homeowner was concerned about the possibility of extra water with the pond restoration. She was also concerned about the gutter drainage. The same homeowner said she was also concerned about garbage and litter, especially in the marsh areas. The same homeowner asked the Board to continue the conversation about salting by the mailboxes because she had elderly neighbors who also had had issues in front of the mailboxes.

Pat VanMeter said that she had been walking her dog and saw several units with garbage cans out past garbage day. She asked if a rule or sticker could go on their cans letting them know the rule. Property Manager Kovel said that this was a Village ordinance. Treasurer Rome wanted to avoid confrontation and suggested pictures be sent to Property Management of violations. Director DeVries said that sending pictures to Property Management was the best way to keep it on record. There was brief discussion regarding reviewing rules for updated language as needed.

Treasurer Rome brought up a few violations that he asked Property Management to check out. He also said that the "No Trespassing" sign was not looking good and

asked if it was needed any longer.

There was discussion regarding a video taken of two people under the influence of alcohol walking up the street. There was also a report of someone going up to cars and doors. There was discussion regarding making sure the police were notified when situations like this were noticed.

Secretary Dirks said that that the “No Fishing” sign by the pond had been knocked over. He would send a picture over to Management. He also asked if there were any issues reported with the concrete. Property Manager Kovel said that some of it did not cure correctly, and he thought it might have been cold related. The Association did not plan to use the same vendor moving forward as a couple areas did not cure well.

## **VII. ADJOURNMENT**

**A MOTION was made by Treasurer Rome to adjourn the meeting at 9:02pm. Seconded by President English. 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.*