

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 17, 2011**

The Board of Directors meeting was held on January 17, 2011 at The Reserve Club House. In attendance were: Heather Markin, Brian Woodell, Chad Sloniker, Regina Pickle, Linda Guerrette, property manager, and Cassie Desomone (F204). Joy Dunham arrived late.

1. The meeting was called to order at 6:38pm.
2. **MINUTES:** The December, 2010 annual meeting minutes were reviewed. Motion to approve was given by Chad Sloniker, seconded by Brian Woodell.
3. **FINANCIALS:** Linda reported of a pipe breaking in Unit 203 causing extensive damage in 103. Unit is under foreclosure so issue is between bank & insurance companies. Association spent \$8000 to repair 103 which was occupied but renters moved to other Reserve unit. Another \$5000 for this incident is due. Association is looking to be reimbursed by insurance companies.  
Reviewing of P&L brought up the question of whether line item 360 is an expense or income. Linda will review with Kay.  
Motion to approve financials was given by Chad Sloniker, seconded by Regina Pickle.
4. **REVIEW FINANCIALS:**
  - a. Linda reported that one of our ongoing delinquent owners have paid their balance in full.
5. **NEW & ONGOING BUSINESS**
  - a. **Pool:** Cassie Desomone was present to take charge and receive guidance on soliciting each owner for individual payments to do pool repair in time to open for the summer of 2011. Linda is to write a letter for Cassie to use as a handout to explain what is trying to be accomplished and the board's stance on this issue. Board advised Cassie to get a check which will be held in reserve until total amount is collected to begin repair of pool deck.  
One suggestion was to open the pool up to Miller Ranch for a fee; question on insurance so will revisit.
  - b. **Roofs:** Linda is working with TCC Roofing Company to finalize package. Total of 11 buildings, club house and major leaks to be done the summers of 2011 & 2012. Total approximately \$377,500 with 2 payments at the beginning of each season and monthly payments for approximately 45 months. Linda is putting together a complete recap for board review.
  - c. **Chimney inspect:** It is time for the chimney's to be inspected so Linda will proceed with this process: any chimney's in need of cleaning will be done at the same time and billed to the owner.
  - d. **Election of officers:** Brian nominated Heather Markin for President, Regina Pickle volunteered as Vice President and Joy Dunham will continue as Secretary; all were in favor and will proceed forward until December 2011.
6. The meeting was adjourned at 8:10pm.