

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 18, 2010**

The Board of Directors meeting was held on January 18, 2010 at The Reserve Club House. In attendance were: Joy Dunham, Matt Drabant, Chad Sloniker, Brian Woodell and Linda Guerrette, property manager. Owners present were Marilee Horan (F104). Heather Markin joined the meeting via phone.

1. The meeting was called to order at 6:42pm.
2. **MINUTES:** The November 16, 2009 minutes were reviewed. Motion to approve was given by Heather Markin, seconded by Matt Drabant.
3. **FINANCIALS:** Motion to approve financials was given by Brian Woodell, seconded by Chad Sloniker.
4. **OWNER CONCERNS:**
  - a. Mysterious van appearing no weekends on east end of back parking lot. Had questions on 2009 expenditures so board went over line items and answered all questions.
5. **OLD BUSINESS:**
  - a. Account Receivable. Sending certified letter and continuing collections on other outstanding balances.
  - b. C103 / C203; C103 Owner expressed need for resolution at annual meeting. Brian agreed to call owner to go over resolution with C203 owner.
  - c. Linda to get information for property credit card for incidental expenses.
  - d. Getting actual number of owners vs. renters for lender information for those requesting financing or refinancing.
  - e. Request to disconnect / removal of garbage disposals from all rental units due to reoccurring neglect causing flooding in lower units. Linda to investigate other avenues & issues.
6. **NEW BUSINESS:**
  - a. Frozen pipe in A102. I102 backup from washer/dryer. Discussion for proactive solution adding regular drain maintenance in problem buildings. Need to pull financial expenses from last 3 years to determine if this would solve any reoccurring issues.
  - b. Rules & Regulations: Manager asked that Board review, tighten/define then enforce to the letter with time period and notifications.
  - c. Dumpster lids not working. Contacting Waste Management for options.
7. The meeting was **adjourned** at 8:00pm.

## **ACTION PENDING LIST**

1. Dryer vents
2. Hot water heaters
3. Chimney sweeping
4. Snow Removal
5. Furnace checks for carbon monoxide
6. Reflectors in driveway entrance
7. Street light (entrance)
8. Hallway cleaning
9. Meter covers
10. Fence enclosing south side of pool
11. Solar energy grid feeders
12. Painting
13. Driveway patching
14. Pool carpet and concrete
15. Private Property signage by upper west access point