

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

The Board of Directors meeting was held on September 20, 2010 at The Reserve Club House. In attendance were: Heather Markin, Matt Drabant, Brian Woodell, Chad Sloniker, Joy Dunham, and Linda Guerrette, property manager,

1. The meeting was called to order at 6:35pm.
2. **MINUTES:** The September, 2010 minutes were reviewed. Motion to approve was given by Brian Woodell, seconded by Matt Drabant.
3. **FINANCIALS:** Water & Electric usage review is still pending. Motion to approve financials was given by Brian Woodell seconded by Joy Dunham.
4. **REVIEW FINANCIALS:**
 - a. Line items were reviewed: notes on main increases
 - i. Pool gas to increase 5% due to increase in rates.
 - ii. Review of management fee set for next meeting.
 - iii. Trash removal increase includes recycle area
 - iv. Common electric will increase due to heat tape.
 - v. Buildings B, E and N are scheduled for painting and siding repair
 - vi. Buildings K, M and west side of G are scheduled for carpet & paint
 - b. Revision of CIP schedule and reserve study was discussed to plan next 10 years
5. **OWNERSHIP VOTE:** 1 free month of dues for winner of survey
 - a. Board proposing closing pool for 1 year, use savings to do complete upgrade to pool deck; suggesting cement instead of carpet
 - b. Tenant Pets. Owners leasing to tenants with pets will be fined; \$1000 day of discovery, 30 days to resolve issue then \$50/day after initial incident.
 - c. Recycling area set up in middle bin in North West lot and raised beds by pool
6. **OLD BUSINESS PENDING:**
 - a. **Development of back property.** Linda checking to determine if board has right to move forward with redevelopment without 75% or 2/3's majority vote
 - b. **Tree removal:** Trees on banks behind buildings A, B and C need to be taken down and removed.
 - c. **Parking lot:** West end of lot needs to be resurfaced and help with drainage. Linda checking into chip sealing.
 - d. **Draining of buildings O & P:** water is draining toward buildings
7. **AGENDA FOR NEXT MEETING:** to be held on November 1, 2010
 - a. Annual meeting topics:
 - i. Approval of budget
 - ii. Vehicle stickers, Irrigation savings, back lot, heat tape and roofs
 - iii. Recycle, pets, pool, copies of leases (security), break-ins
 - iv. Matt & Chad's board spots up for re-election
 - v. UERW&S work to begin in the Spring
8. The meeting was adjourned at 8:55pm.