

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 19, 2009**

The Board of Directors meeting was held on October 19, 2009 at The Reserve Club House. In attendance were: Henry Lodge, President, Heather Markin, Joy Dunham, Matt Drabant, Chad Sloniker and Linda Guerrette, property manager. Owners present were Marilee Horan (F104), Patrick Fortner and Christine Laap(F101), Ellen Silver (B101) and Brian Woodell (C302).

1. The meeting was called to order at 6:38pm.
2. **MINUTES:** The September 21, 2009 minutes were reviewed. Motion to approve was given by Henry Lodge, seconded by Heather Markin.
3. **FINANCIALS:** Motion to approve financials was given by Heather Markin, seconded by Matt Drabant.
4. **OWNER CONCERNS:**
  - a. Updated photo of property on website.
  - b. Non-smoking request. New tenant of owner is a smoker and it's filtering into hallway. Board to investigate options to require non-smoking of all buildings by annual meeting.
  - c. Teens congregating by tree above west end of property. Board decided to sign that access point, contact school alerting of concern and & police to patrol area. One suggestion was to trim tree to discourage this as a place to gather.
5. **OLD BUSINESS:**
  - a. Account Receivable. 2 owners have set up auto payments. John Goodman to review packet to comply regarding collections. Revision of all liens to reflect current totals is in process.
  - b. C103 / C203; owner of C203 has requested Linda to gain access to unit. Linda has not been successful at this time but will continue trying.
6. **BUDGET REVIEW**
  - a. Reduction of telephone cost by half.
  - b. Contracts up for review: Honey Wagon vs. BFI, looking for service options. Previous snow removal contract at lower end of bids, new company offering same price; comparing services decision to switch is pending. Lawn care is the lowest it can be no change anticipated.
  - c. Pool: Concrete instead of carpet; price and longevity to be determined. Wire fence over retaining wall to be done this spring.
  - d. Painting: 1<sup>st</sup> cycle has been completed; Building A on schedule for 2010 then new cycle to begin 2011.
  - e. Replacement of CIP built into operating budget or assessment to replenish CIP fund. Increase in dues necessary; amount to be determined.
  - f. Proposed increases to be set aside in CIP for roofs, painting and also proactive maintenance such as: drains, chimney sweeping and vents.
  - g. Adding transfer tax upon sale of units still up for discussion.

**7. NEW BUSINESS:**

- a. Onsite recycling in areas where current trash bins have low usage.
  - b. Linda to sign “No Parking” at entrance of west back lot and post parking violation to Building O owner.
  - c. Chimney sweep strongly urged to be set up by owner directly.
  - d. Heather Markin voiced desire to replace Henry as President of board.
  - e. N302/N202/N102: Blockage between units 302 and 202 in common area of association responsibility. 1<sup>st</sup> action to challenge act of neglect on Unit 302. Board will delay decision to pay to rebuild damage instead of filing claim until 1<sup>st</sup> action is determined.
  - f. Approval to accountant to update due levels and add administrative fee at closing.
8. The meeting was **adjourned** at 9:03.

## **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