

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2009**

The Board of Directors meeting was held on November 16, 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 John & Pat Gregory (K102), and Brian Woodell (C302).

1. The meeting was called to order at 6:32pm.
2. **MINUTES:** The October 19, 2009 minutes were reviewed. Changes to 4b and 6c. Motion to approve was given by Henry Lodge, seconded by Matt Drabant.
3. **FINANCIALS:** Change made to 6g. Motion to approve financials was given by Heather Markin, seconded by Henry Lodge.
4. **OWNER CONCERNS:**
 - a. Denial of 1 home owner's insurance has caused concern with water issue of higher level units. Request to restrict rental unit garbage disposal usage.
5. **OLD BUSINESS:**
 - a. Account Receivable. All agreed to follow protocol set up at previous meetings, continue to update liens.
 - b. C103 / C203; Access to unit has resolved issue. All is in order, renter handling minor maintenance issues and owner was contacted that all is OK in unit.
 - c. Contracts: Waste Management contract best option for property. Snow removal contract changed to Premier for same price, better services, monthly billing, no auto pay, guaranteed price and 3" snow fall criteria.
 - d. All roof repairs are done. Landscape & gutters in process.
 - e. Decision was against on-site recycling due to cut backs in budget.
 - f. "No Parking" at east entrance to west back lot, contact Bldg O owner regarding parking and safety markers for snow plow in process.
 - g. N302/N202/N102: Blockage occurred between units, no negligence found in 302 Board will pay instead of filing claim.
 - h. Approval to accountant to charge administration fee at closing.
 - i. 7 updated policies for HOA documents are in place.
6. **BUDGET 2010**
 - a. Approval of 2010 budget with 10% increase in due with amount designated to repaying CIP. Motion to approve given by Brian Woodell, seconded by Henry Lodge.
7. **NEW BUSINESS:**
 - a. Linda to get information for property credit card for incidental expenses.
 - b. Getting actual number of owners vs. renters for lender information for those requesting financing or refinancing.
 - c. 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.
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
15. Private Property signage by upper west access point