

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

The Board of Directors meeting was held on January 19, 2009 at the Reserve Club House. In attendance were: Henry Lodge, President, Heather Markin, Joy Dunham, Chad Sloniker. Linda Guerrette, property manager and Brian Woodell were also present. Matt Drabant was absent.

1. The meeting was called to order at 6:44pm.
2. **MINUTES:** The November 17, 2008 minutes were reviewed. Motion to approve was given by Chad Sloniker, seconded by Heather Markin.
3. **FINANCIALS:** Linda reported snow removal was staying within budget. Motion to approve financials was given by Henry Lodge, seconded by Heather Markin.
4. **OLD BUSINESS:**
 - a. Account Receivable. Linda presented A/R Aging Summary. After multiple calls, letters and contact with individuals; Board agreed on the following procedures as future guidelines:
 - i. \$1500 delinquent: letter and call by manager
 - ii. \$2500 delinquent: lien is put in place
 - iii. \$3000 and no response or partial payment: begin foreclosure process with lawyer.
 - b. Roofs: Snow removal done. Building B still leaking. Other repairs are holding up.
 - c. Club house rental set at \$100 for owners, \$200 for non-owners. Requests from non-owners determined on a case by case basis and must be sponsored by an owner of the Reserve.
 - d. Doggie stations were decided not to be effective enough for the cost.
5. **NEW BUSINESS:**
 - a. Hallway cleaning reduced to once/month.
 - b. Chad Sloniker will look for options instead of salting sidewalks.
 - c. Review of Miller Ranch agreement to determine their financial responsibility of maintaining entrance. Linda will begin invoicing on a regular basis for maintenance.
6. **PENDING**
 - a. Spring
 - i. Rebid hallway cleaning services
 - ii. Clean up day / pot luck
 - iii. Dryer vents
 - iv. Hot water heaters
 - v. Solar energy to power common areas
 - b. Fall
 - i. Furnace checks for carbon monoxide
 - ii. Reflectors in driveway entrance
7. The meeting was **adjourned** at 7:54.