

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

The Board of Directors meeting was held on February 16, 2009 at Building O, Unit 303. In attendance were: Henry Lodge, President, Heather Markin, Joy Dunham, Chad Sloniker, Matt Drabant and Linda Guerrette, property manager.

1. The meeting was called to order at 6:37pm.
2. **MINUTES:** The January 19, 2009 minutes were reviewed. Motion to approve was given by Heather Markin, seconded by Chad Sloniker.
3. **FINANCIALS:** Motion to approve financials was given by Matt Drabant, seconded by Heather Markin.
4. **OLD BUSINESS:**
 - a. Account Receivable. Linda presented board with a delinquent letter to be used for all owners when balance goes over specified amount. Board approved letter and sending to all outstanding owners.
 - b. Roofs: K building is leaking. J building new roof is leaking. Issues will be addressed in the Spring.
 - c. Hallway cleaning dropped to 1st Thursday of every month. Rates were raised to \$450; savings of \$350/month.
 - d. No good alternative to salting sidewalks. Will be using sand or gravel.
 - e. Miller Ranch agreement is 30% of all maintenance for bridge. Not charged since 2005 or for overlay. Linda will contact Homeowner association and send invoice.
5. **NEW BUSINESS:**
 - a. Contact Peter Lord regarding return of property manager keys.
 - b. Notices on vehicles parking in undesignated areas
 - c. Letter reminding owner's condo to condo responsibility of damage; negligence vs. accident.
6. **PENDING**
 - a. Spring
 - i. Roofs
 - ii. Rebid hallway cleaning services
 - iii. Clean up day / pot luck
 - iv. Dryer vents
 - v. Hot water heaters
 - vi. Solar energy to power common areas
 - b. Fall
 - i. Furnace checks for carbon monoxide
 - ii. Reflectors in driveway entrance
 - iii. Mail delivery
7. The meeting was **adjourned** at 7:15.