

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 9, 2012**

The Board of Directors meeting was held on February 9, 2012 at The Reserve Club House. In attendance were: President Chad Sloniker, Matt Lydens, Joy Dunham, Regina Pickle, and Linda Guerrette, property manager.

1. The meeting was called to order at 6:45pm.
2. Chad Sloniker took a moment to commend Heather Markin for her 11 years of service and keeping a watchful eye over our property. The board decided 4:0 to give a \$100 donation to Vail Valley Foundation in her memory. Motion was given by Gina Pickle and 2<sup>nd</sup> by Matt Lydens.
3. **REPLACEMENT OF OPEN SEAT ON BOARD:** Matt nominated Chris Dudar as an interested party to take the seat vacated by Heather Markin. Matt & Linda have had conversations with Chris and he was interested in joining the board should a seat become available. Motion was given by Joy Dunham to elect Chris Dudar to the board and 2<sup>nd</sup> by Matt Lydens, vote was 4:0.
4. **PROXIES/BALLOTS & VOTING:** Gina would like to make sure we have outlined the voting procedure for the 2012 Annual Homeowner's meeting. The board has felt it necessary to qualify owners so as to ensure proxies and ballots are private and accurate. Such items of qualification are:
  - a. Delinquent owners are not allowed to vote.
  - b. Proxies & ballots should include a self-addressed stamped envelope for return.
  - c. Ballot shall have water seal or marked so cannot be copied or reproduced.
  - d. Proxies need to be printed separately from ballots.
  - e. By-laws need to be reviewed and followed accordingly prior to next meeting.
5. **OLD BUSINESS:**
  - a. **Collections:** 5 delinquent owners will be sent to collections with Hindman Sanchez. 3 owners are currently renting their units and will be going into "receivership". 2 owners will be garnished because their units are owner / owner guest occupied.
  - b. **Pool Contract:** Contract with M&J Corp was reviewed. Date of signed contract will be entered into blank under Article 2. Questions arose regarding installation of pavers, options on paver types & designs and cost of basic pavers vs. upgrades. Matt Lydens will contact Pat Poulson for installation clarification; Linda will confirm costs of design options. Linda will have contractor prepare a fabricated sample of fencing design so Board can confirm materials & design of both updating existing section and additional top section.
  - c. **Pet Policy:** Board has been faced with 2 situations.
    - i. First, owner allowed renter with pet, owner was notified and fined. Owner paid ½ of the fine and renter with pet vacated property. Board agreed that since ratification of situation was resolved no further collection is necessary.
    - ii. Second, Linda discovered renter with cat when entering condo for plumbing issue. Owner would like exclusion from fine due to long term tenant and in-door pet. Board felt pet policy needs to be enforced as is; setting no precedence for exclusions or individual interpretations.

Board would like to state that for all future issues regarding pet and other policies the procedure is as follows: notice of discovery, hearing granted for any owner requesting to plead a case by cases basis, then board will address the issue of fines.
  - d. **Phase I: G through N, 2<sup>nd</sup> & 3<sup>rd</sup> floors deck railings:** Insurance Company has given us 1.5 years to bring decks to code beginning at presentation of our plan. Based on Declarations & By-laws decks have been determined to be an owner responsibility. Matt & Linda will present board with photos and renderings for approval by following week. Board will then present owners with 2 design and cost options.
  - e. **Bridge inspection:** Linda has contracted with Lonco, Inc. to do the bridge inspection. Cost is \$1529 but could be less if Lonco has another job in the mountains to split travel expense. Miller Creek will be responsible for 29% of this cost.

- f. **Building F Letter:** Board finalized language for response letter. Linda will forward to attorney for review.
  - g. **Audit:** Declarations state the board is required to do an audit but is not specific regarding length and depth. Linda will get bids from local CPA firms.
6. **NEW BUSINESS:** New signature cards are being prepared by 1<sup>st</sup> Bank, Avon, so that both President Chad Sloniker and Vice President Matt Lydens will be added as signers on the checking account in addition to Property manager Linda Guerrette.
- The meeting was adjourned at 10:25pm.