

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 15, 2010**

The Board of Directors meeting was held on March 15, 2010 at The Reserve Club House. In attendance were: Heather Markin , Joy Dunham, Matt Drabant, Chad Sloniker, Brian Woodell and Linda Guerrette, property manager.

1. The meeting was called to order at 6:41pm.
2. **MINUTES:** The January 18, 2010 minutes were reviewed. Motion to approve was given by Brian Woodell, seconded by Matt Drabant.
3. **FINANCIALS:** Motion to approve financials was given by Joy Dunham, seconded by Brian Woodell.
4. **OLD BUSINESS:**
 - a. Van has been seen in various spots throughout town, has not been back to The Reserve recently.
 - b. Account Receivable. Update liens, check out cost of foreclosure. Change policy to reflect months delinquent not dollar amount.
 - c. C103 / C203; C103 Linda providing owner of C103 with letter he requested. All other resolution is between owners themselves.
 - d. Linda to get information for property credit card for incidental expenses.
 - e. Disconnect / removal of garbage disposals from all rental units is not viable solution because occurrences involve owner occupied units. Board decided to post letters and reminders for proper use to inform all occupants. Other backups would not be solved with routine maintenance.
 - f. Rules & Regulations: Board discussed at length points of parking, decks and pets. Discussion to continue with possible rewording of Rules & Regulations document.
5. **NEW BUSINESS:**
 - a. Snow removal cost down from last year. More heat tape needed to solve Ice damn issues. Problems with Arapahoe work in units I & J. P is up for replacement. Looking at repairs & heat tape for upcoming summer.
 - b. UERWA easement request to bury recirculation pipe on The Reserve property. Linda working with lawyer to redraft agreement to include but not limited to re-vegetation, costs of surveys, concerns of future development and unforeseen disasters. Also holding conversations with UERWA to see if redesign or direction is possible to reduce impact.
 - c. Proposal to change water cost to metered per unit instead of Association expense.
6. The meeting was **adjourned** at 9:08pm.

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