

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 16, 2012**

The Board of Directors meeting was held on April 16, 2012 at The Reserve Club House. In attendance were: President Chad Sloniker, Matt Lydens, Joy Dunham, Regina Pickle, and Chris Dudar. Owners present were Brian Topping (L101) and Marie Dowling (D201). Linda Guerrette, property manager was absent.

1. The meeting was called to order at 6:32pm. Chad Sloniker took a moment to welcome Chris Dudar to the board.
2. **OWNER CONCERNS:** Brian Topping approached the board to make the entrance to building L ADA accessible. Due to a recent health issue Brian would like to install an electric door opener and ramp on lower step going to Unit 101; approximate cost \$1300. Board is OK with the idea of the improvements however the following questions were raised.
 - a. Fiscal responsibilities for ADA accommodations; owner vs. association
 - b. ADA code requirements
 - c. Board requests more information on ramp details and electric door opener
3. **MINUTES:** The February 9, 2012 meeting minutes were reviewed. Motion to approve was given by Matt Lydens, seconded by Gina Pickle: vote 4:0.
4. **FINANCIALS:** Board tabled financials. Board has requested a meeting with the accountant to outline our transition to new accountant. Board would like to cover the following at this meeting:
 - a. Journal entry report
 - b. Budget line item explanations
 - c. AR aging summary
 - d. True & accurate collections reflected in budget
 - e. Balance sheet line item explanations
 - f. Balance sheet narrative

Matt Lydens made a motion to schedule a closed BOD meeting in May with accountant, seconded by Gina Pickle: vote 5:0. Audit: Board is requesting lawyer's recommendations on scope of work done by other associations. Board would like to have 3 bids on 2 scopes of work: Full Audit and Review.

5. **OLD BUSINESS:**
 - a. **Collections:** 2 of the 5 delinquent owners have contacted us regarding past dues. Case #3184.004 has asked for an extension in their payment plan. Chad Sloniker made a motion to approve the proposed payment plan, Matt Lydens 2nd motion: vote 5:0.
 - b. **Pool Contract:** M&J Corp has begun removal of pool deck surface, concrete repairs and leveling. Board is OK with pavers being set in sand and has decided on Herringbone design. Board feels this design will hide the inconsistencies along the building and back fence. Matt Lydens made a motion to approve the Herringbone design and to approve the black metal fence for the south side of pool area Joy Dunham 2nd motion: vote 5:0.
 - i. Marie Dowling inquired about installing a pipe and faucet on the SW corner of pool to aid in watering raised beds. Board will investigate options.
 - c. **Phase I & II deck railings:** Board chose a painted white wood with black pickets that could be modified to attached to our existing posts and have a consistent, uninterrupted top railing to complement our existing railing. Total number of decks will need to be determined since some Phase II decks are also not to code. Board requests 3 bids to move forward on presenting to ownership.
 - d. **Bridge inspection:** No urgent repairs are needed. Linda will work programmed repairs and safety improvements into CIP over next 5+ years. Miller Creek will be informed of all inspection summary and time frame of future work.
 - e. **Irrigation:** Talks with ERW&S and Pristine regarding filtration system are ongoing and review of All Valley Lawn Care for landscaping is in process. Board requested that ERW&S reseed the entry area since area is not restored to original condition.

- f. **Proxies/Ballots & Voting:** Board will review Decs & Bylaws at next meeting and will vote to enact at 2012 Annual Homeowner's meeting.
 - g. **Roofs:** Phase II is scheduled to begin in May with flat roofs on M, K & I. Next deposit of \$75,000 will be paid at that time. Roofs following flat sections are M, N, O, Q, C & E.
6. **NEW BUSINESS:**
- a. **Club House:** On March 4, 2012 Linda discovered water damage in the clubhouse due to a broken pipe off of the ice maker. The loss is at \$9891.40. The flood occurred on a weekend, Alladin Restoration did the restoration work. Board agreed that painting the entire interior would greatly benefit the club house along with new carpet. Marie Dowling will choose color & carpet. Linda will acquire bids for painting and carpet installation based on Marie's choices. Chris Dudar made a motion to have a professional paint job instead of making this a community project, Chad 2nd: vote 5:0.
 - b. **N101 Excavation:** Arosa Construction fixed broken sewer pipe just inside foundation of building.
7. The meeting was adjourned at 9:55pm.