

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 19, 2010**

The Board of Directors meeting was held on April 19, 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 6:43pm.
2. **MINUTES:** The March 15, 2010 minutes were reviewed. Motion to approve was given by Brian Woodell, seconded by Joy Dunham.
3. **FINANCIALS:** Motion to approve financials was given by Joy Dunham, seconded by Brian Woodell.
4. **OLD BUSINESS:**
 - a. Accounts Receivable. Moving forward on foreclosure. Change policy to reflect months delinquent not dollar amount.
 - b. Linda to get information for property credit card for incidental expenses.
 - c. Rules & Regulations: No change was decided by board. We will continue to challenge those owners in violation.
 - d. Arapahoe agreed to fix all issues in units I & J. They will also install heat tape on those buildings with ice damn issues. P is up for replacement. We will be accepting bids before deciding on which company to use. Will slot for later summer, early fall. Also including metal on dormers in bid for ice damn solution.
 - e. UERWA: proposed several options to locate recirculation pipe to lessen any impact on future development. Lawyer has agreement revised. Waiting for UERWA to respond on placement options.
5. **NEW BUSINESS:**
 - a. Proposal to change water cost to metered per unit instead of Association expense.
 - b. Unit K202 created more leaks into lower unit. Issues with renters regarding pets, unauthorized parking in back lot. Linda to watch unit and keep owner apprised on issues.
 - c. Begin research to see if Declarations allow development of back lot.
 - d. Update and rewriting of Declarations to bring association to current laws and protection.
 - e. Dumpster lid repairs.
 - f. Unbeknownst to owner, Unit I101 was rented for sole purpose of growing medical marijuana. Even though this was within their permit guidelines, officers asked renters to remove plants based on the fact that it was unlawful to operate in a residential area. Renters are fully liable for any and all damages associated with this incident.
6. The meeting was **adjourned** at 8:28pm.