

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 27, 2009**

The Board of Directors meeting was held on April 27, 2009 at The Reserve Club House. In attendance were: Henry Lodge, President, Heather Markin, Joy Dunham, Matt Drabant and Linda Guerrette, property manager. Chad Sloniker, absent.

1. The meeting was called to order at 6:34pm.
2. **MINUTES:** The February 16, 2009 minutes were reviewed. Motion to approve was given by Heather Markin, seconded by Henry Lodge.
3. **FINANCIALS:** Motion to approve financials was given by Henry Lodge, seconded by Matt Drabant.
4. **OLD BUSINESS:**
  - a. Account Receivable. Delinquent accounts were reviewed. Linda will check on workman's comp to see if we have adequate coverage to allow owners to work on the property to reduce outstanding balances.
  - b. Roofs: Arapahoe will return to finish up B & K building, double check heat tape and deal with leak in J.
  - c. Check hall way cleaning bill; did not service property in April.
  - d. Submitted 2008 statement to Miller Ranch. Submitted previous years for their board to review.
  - e. All Reserve keys have been returned by Peter Lord.
  - f. No parking sign by entry to West back lot
5. **NEW BUSINESS:**
  - a. Solar energy grid feeders to common areas: meeting scheduled for Wednesday, April 29<sup>th</sup>
  - b. Linda to address with owner A101 regarding tying up dog, fire pit & proper disposal of dog feces and to address 2<sup>nd</sup> owner in building A regarding tying up dog.
  - c. Spring property walk
    - i. Entry doors
    - ii. Drywall
    - iii. Hallways
    - iv. Painting
6. The meeting was **adjourned** at 7:38.

## **ACTION PENDING LIST**

1. Spring
  - a. Rebid hallway cleaning services
  - b. Dryer vents
  - c. Hot water heaters
  - d. Snow Removal
2. Fall
  - e. Furnace checks for carbon monoxide
  - f. Reflectors in driveway entrance
  - g. Mail delivery