

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 17, 2010**

The Board of Directors meeting was held on May 17, 2010 at The Reserve Club House. In attendance were: Heather Markin, Joy Dunham, Matt Drabant, Chad Sloniker, Brian Woodell and Dowling (D201). Linda Guerrette, property manager was absent.

1. The meeting was called to order at 6:40pm.
2. **MINUTES:** The April 19, 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 Brian Woodell, seconded by Matt Drabant.
4. **OLD BUSINESS:**
 - a. Accounts Receivable. Lawyer recommended that we do not spend the money on foreclosure. Linda is to follow guidelines on delinquent notices.
 - b. 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.
 - c. UERWA: Proposal OK as long as expenses do not exceed \$2000. Verbiage change on #5:
 - i. Remove the word “substantially” and replace it with “return Premise to the same condition or in the event that the area deteriorates more rapidly than surrounding untouched area, Authority is responsible for its repair.”
5. **NEW BUSINESS:**
 - a. Dowling (D102) presented board with information regarding raised bed gardens. Board will discuss locations and maintenance with Linda at next meeting.
6. **AGENDA FOR NEXT MEETING:**
 - a. Roof leaks and update
 - b. Brief update on lawyers recommendations on foreclosure
 - c. UERWA: final on proposal
 - d. Dumpster lids
 - e. Walk of back lot with Heather and issuing tickets (to be completed before June meeting)
 - f. Raised-bed gardens
7. The meeting was **adjourned** at 7:53pm.

*New business was put on hold until next meeting when Linda Guerrette is able to attend.