

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 18, 2009**

The Board of Directors meeting was held on May 18, 2009 at The Reserve Club House. In attendance were: Heather Markin, Joy Dunham, and Linda Guerrette, property manager, Peter Lord. Henry Lodge, President and Matt Drabant were absent. Chad Sloniker arrived late.

1. The meeting was called to order at 6:35pm.
2. **MINUTES:** The April 27, 2009 minutes were reviewed. Motion to approve was given by Heather Markin, seconded by Joy Dunham.
3. **FINANCIALS:** Motion to approve financials was given by Heather Markin, seconded by Joy Dunham.
4. **OLD BUSINESS:**
 - a. Account Receivable. Delinquent accounts are proceeding along guidelines with legal action on chronically late owner. Linda reported that we would need to purchase additional workman's comp to provide association with adequate coverage to allow owners to work on the property to reduce outstanding balances.
 - b. Roofs: Heat tape good, finishing up punch list and waiting final payment
 - c. Partial clean done in April, moving item to pending list for new bids in fall
 - d. Miller Ranch still to decide on previous year bill.
 - e. Parking: No parking sign by entry to West back lot. Peter requested board revisit stickers for back lot as there are several unnamed vehicles/trailers.
 - f. Solar energy grid feeders: Waiting for bid, also discussing the use of PUD's and other options.
 - g. Owners A101 have settled dog, fire pit & proper disposal of dog feces issues.
 - h. Spring property walk
 - i. Entry doors: Repairs & painting in progress
 - ii. Drywall: repairs next on agenda for repair
 - iii. Hallways: handrail repairs begin after drywall
 - iv. Painting: Buildings D, H and P scheduled for June
 - v. Driveway patching
 - vi. Irrigation and mowing schedules have begun
5. **NEW BUSINESS:**
 - a. Bid for window in L303 has been submitted.
 - b. Issues to comply with insurance
 - i. Grills
 - ii. Fence enclosing south side of pool
 - iii. Sidewalk on building F
 - c. Coverage for gas meters: request moved to fall pending list
6. The meeting was **adjourned** at 7:50.

ACTION PENDING LIST

1. Dryer vents
2. Hot water heaters
3. Snow Removal
4. Furnace checks for carbon monoxide
5. Reflectors in driveway entrance
6. Street light (entrance)
7. Chimney sweeping
8. Hallway cleaning
9. Meter covers