

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 16, 2011**

The Board of Directors meeting was held on May 16, 2011 at The Reserve Club House. In attendance were: Heather Markin (president), Brian Woodell, Joy Dunham, Regina Pickle and Linda Guerrette, property manager. Chad Sloniker was absent.

1. The meeting was called to order at 6:42pm.
2. **MINUTES:** The March 2011 meeting minutes were reviewed. Motion to approve was given by Brian Woodell, seconded by Joy Dunham.
3. **FINANCIALS:** Motion to approve financials was given by Regina Pickle seconded by Brian Woodell. Board discussed future Reserve Study, the need for a structural inspection and with the current CIP the need for a steady increase of 2% to 3% in annual dues.1
4. **NEW & ONGOING BUSINESS**
 - a. **Roofs:** Deposit was paid to Guerro Sheet Metal, work is in process: building A is almost finished, building D is started with buildings F & G next. All work is being done up to our expectations and with no issues. There is still a question of their ability to do the siding and painting.
 - b. **Rent with option to buy:** Brian Topping & Patti Leirman have not submitted any contract at this time.
 - c. **Light posts:** Several walkway light posts are not working. Replacement of existing ballast is more expensive than newer solar power posts. Linda will investigate new option.
 - d. **Lawn Care:** Put contract out for bid. Found several companies with lower cost for same service. Hunt Holiday, our current contractor, matched lower bid and is itemizing services per bill. Changed to Pristine Irrigation to work with Hunt Holiday who pointed out several ways to make our irrigation system more efficient.
 - e. **Board of Managers Meetings:** Board agreed to change meetings to the following schedule: January, April, July, September, October and the annual meeting remains in December. Any updates can be done monthly via emails for projects and financials. Motion to approve new meeting schedule was given by Brian Woodell and seconded by Regina Pickle; motion passed 4:0.
 - f. **Property Valuations:** Board discussed ways to keep value at the Reserve by possibly remodeling the club house. For future planning and upkeep a remodel of \$5000 - \$10,000 was proposed.
 - g. **Pool Deck:** Weather delays prevented Linda from proceeding on bidding and finding a contractor. Also rising river level causes concern for flooding and possibility of needing sand bags in that area.
5. The meeting was adjourned at 8:25pm.