

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 16, 2012**

The Board of Directors meeting was held on July 16, 2012 at The Reserve Club House. In attendance were: Joy Dunham, Regina Pickle, Chris Dudar and Linda Guerrette, property manager. Owners present were B204, B203, N101, Q101, N202, N304, G201, F104. President Chad Sloniker and Matt Lydens arrived after the start of the meeting.

1. The meeting was called to order at 6:43pm. Linda thanked owners present for joining our meeting.
2. **MINUTES:** The April 16, 2012 meeting minutes were reviewed. Motion to approve was given by Gina Pickle, seconded by Chris Dudar: All in favor 3:0
3. **MINUTES:** The June 5, 2012 meeting minutes were reviewed. Linda made changes to 3a; MJ was approved to build house meter covers at \$300/building. Also change of wording in 5b; Due to extremely low water table, timing on going to ERW&S for new pump is best tabled for later date. Motion to approve was given by Chris Dudar, seconded by Gina Pickle: All in favor 3:0
4. **FINANCIALS:** Linda explained significant line items from the budget explaining
 - a. Tree removal and sod for Building A out of Lawn Care
 - b. Dry vents, asphalt, carpet cleaning out of Common Repair
 - c. Fire detectors using extra from snow removal
 - d. Water pits: need to be configured to code. To date 5 are done, 6 remain
 - e. Deck posts in Building N & L will be paid for under General Common Improvements as well as Source Gas covers.

Gina Pickle made a motion to approve the financials; seconded by Joy Dunham: All in favor 3:0.

5. **OWNER CONCERNS:**

- a. Laurel Mohr explained her concerns regarding the clearing of indigenous trees, bushes and shrubs behind Building N. Questions of owners creating personal space as well as possible deterioration of this section of riverbank were brought to the Board's attention. Other owners present disagreed this was damaging and have noted many areas where others have created nice space/access to enjoy the river.
 - i. Protocol for future was discussed such as but not limited to:
 1. Professional opinion of arborist, create and maintain areas for owner enjoyment, hiring of landscapers to properly clear and design space.
 - ii. Area in question will be advised by professional as to whether area needs to be re-vegetated to original condition.
- b. Kathy Frieze spoke on her concerns regarding the overall poor physical condition of the property. Topics of concern and discussion were painting of buildings, sprinkler system, decks, exterior lighting, parking, landscape maintenance and path maintenance. Concerns regarding voting for budgets and the voting process in general at last annual meeting were discussed.
- c. Ted Imbach requested a sign by path by pump house to be signed as private property and to include doggie bags.
- d. Jess Freeze inquired into the removal of the stump in front of building N. He also expressed concern regarding type of shingle being used on roofing project. Jess felt contractor was using an inferior shingle that would not be used in our environment. Linda will investigate both and will inform all via email.
- e. Marilee Horan questioned the rotation of building painting and inquired into the finishing of upper closet in building F. Linda explained that based on condition of several buildings the rotation was still in process but was changed based on need. The closet was on hold until leak was proven to be fixed.

6. **OLD BUSINESS:**

- a. **Irrigation:** Linda gave owners present at the meeting a history of our irrigation system and where we are at present day with issues of pressure, condition of pipes and pumps. Grand

Junction Pipe & Supply gave an opinion of our current system. The original domestic water system is over 20 years old; the current raw water system has caused many of the original components to fail. Attempts over the years to fix have at best patched the system and have not taken into account the hydraulics or precipitation rates. Redesign of Raw vs. Domestic systems will need to be addressed weighing the cost/benefit of each. Questions raised

- i. Will it be just a matter of changing heads from Raw to Domestic?
- ii. Will the piping have to be completely redone?
- iii. Cost and control of Domestic water vs. Raw?
- iv. Have we been receiving the contracted amount of raw/clean water as originally agreed upon?

Linda will begin talks with ERWS about our issues and also begin getting bids on either changing our system back to Domestic water or upgrading the existing Raw water system.

- b. **Phase I & II deck railings:** Board reviewed bids for railings. Board would like A4S to present a mockup of railing. Board approved conceptual design to be built and to have A4S draft a contract for work.
 - c. **Proxies/Ballots & Voting:** Linda presented a preliminary proxy for review. 'Do Not Copy' will be changed to 'Do Not Duplicate'. Each will be printed with a number and delinquent owners will be omitted from quorum.
 - d. **Building L & N posts:** Board reviewed bids for post repair/replace from M&J Corp., A4S and CRC Design. Upon review the Board decided to replace posts with wood. Linda will ask A4S to resubmit the estimate based on this decision. Board will await revised bid and vote via email to expedite completion of project.
 - e. **Audit:** Eibe Bailey was contacted for a bid to perform an audit. Initial reply was approximately \$6k-\$10k. Chad Sloniker made a motion to approve McMahan & Associates, Paul Backes, to perform an audit review for 2011 and to prepare 2012 taxes. Joy Dunham seconded motion; all in favor 5:0.
 - f. **ERW&S:** Berm was reseeded however, due to lack of natural moisture it may not fill in as expected.
7. The meeting was adjourned at 10:37pm.