

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 18, 2011**

The Board of Directors meeting was held on July 18, 2011 at The Reserve Club House. In attendance were: Heather Markin (president), Brian Woodell, Joy Dunham, Regina Pickle, Chad Sloniker and Linda Guerrette, property manager. Owners by unit number in attendance were: M201, N101, F102, N203, E102, B204, I102, B201, C102, E202, B203, G201.

1. The meeting was called to order at 6:38pm.
2. **MINUTES:** The May 2011 meeting minutes were reviewed. Motion to approve was given by Chad Sloniker, seconded by Regina Pickle.
3. **FINANCIALS:** Motion to approve financials was given by Brian Woodell seconded by Chad Sloniker.
4. **NEW & ONGOING BUSINESS**
 - a. **Building D windows:** 2003 Building D windows began to rot; investigation proved faulty wood clad window materials were used during initial construction. Association accepted responsibility for replacement of windows. In 2003 10 of 25 windows were replaced. Nothing has been done since 2003 and windows in D201 & 103 are in need of immediate replacement. Approximate cost of replacement of remaining 15 windows is \$6000. Linda has hired Jeff's Window Repair to begin work and has advised the board to replace ½ of remaining window in 2011 and the remaining half in 2012. Board wants to investigate the possibility of doing all windows this year. Through e-mail communication after the meeting the Board decided on a vote of 5:0 to replace ½ this year and ½ next year.
 - b. **Club House Remodel:** Linda received bids on remodeling the kitchen bath, painting and electrical and carpet counters for \$24,000. Owners were concerned with the ratio of expense vs. return as the rental income is approximately \$2000/yr. Linda explained that this would be not only an item on our "wish list" but something to increase overall property value using this as a sellable amenity. Matt Lydens suggested a poll from owners for top 5 property improvements instead of a "wish list" for future capital improvements. Linda also explained the research for solar panels for heating the pool and possible tax breaks for individual owners.
 - c. **Satellite Dishes:** An increasing number of satellite dishes are showing up on the property. Multiple dish locations per unit are creating unsightly cables being run on outside and over the top of buildings. Companies, such as Comcast, have communication with Linda prior to install however other companies are not following the same lines of communication. Some installs are not only bad placement but present safety issues. Board agrees to read the FCC Otard Rules to make adjustments to the Rules & Regulations on proper uniform placement of dishes.
 - d. **Irrigation:** Extreme water levels are creating more than the normal issues with valves being clogged with mud or stuck with rocks. Water department is responsible for cleaning of filters but is inundated with many such issues therefore, leaving our property at a low priority. Additional self-supporting filters would solve this issue; cost is approximately \$5000. Dave Probst of Pristine Landscaping will discuss options at next Board of Managers meeting. Linda will investigate to see if water district will help with this expense.
 - e. **Private Deck Construction:** The owner of unit E201 has constructed a private deck on the common element behind building E without board approval or building permit. Linda made attempts to talk to the owner was met with resistance so sent a letter requesting the immediate removal of deck and invited them to this meeting to resolve issue. Any change to common elements is not allowed as noted in Article V; Section 3 of the Declarations. Owners present were inquiring if there isn't a way to keep the deck and make it an acceptable asset. With the need to have ownership and bank approval, insurance liability and county code issues the Board decided to continue with removal of the deck and agreed 5:0 to have the attorney draft a letter to include removal costs, deadline and fines if E201 owner responds with resistance or does not remove the deck.

- f. Owner Concerns:** The following items were brought to the Board by owners:
- i.** Joan Kofka C102: Inquired on bids for pool deck and gate. Wanted to make sure there is a “no excuse” clause so the owners are guaranteed a pool for next summer.
 - ii.** Valentine Trentchev I102: Sited multiple issues of water leaks from negligence of renters above asked to have drains snaked more than once every 6 months since leaks continue to occur. The 2nd issue was bothersome cigarette & marijuana smoke coming from unit above. Linda has attempted to contact owner of unit for both issues but has not had any response. Owner asked if association can implement a non-smoking rule or interview rental applicants before owner can accept signed contract. Board advised that association can only restrict common areas, that interviewing is a potential renter is not possible and advised owner to call the police to address smoke issue.
 - iii.** Kathy Frieze N101: Was unhappy with the lack of communication between Board and owners. Questioned why the number of Board meetings changed and wondered why roofing contract wasn't included in the annual meeting and asked the necessity of the parking stickers. Linda stated that all meeting minutes are posted on the website for owners to read; explained that eliminating a few meeting allowed time to accomplish tasks between meetings and also explained the parking issues and the system for keeping track of vehicles. Kathy suggested the agenda for meetings would be a favorable addition to the website, and also a spot for input opportunities from ownership. She suggested association offer and exchange for common area improvements to owners who would like to contribute to the property.
 - iv.** Peter Lord F102: Questioned Board on the decision to enter into a roofing contract without informing owners or mentioning it at the annual meeting. He expressed concern that the Board made the decision to use the reserve money without planning it in the budget or getting owner approval. Chad Sloniker spoke on behalf of the Board and explained the necessity of taking care of the roofs, the incredible contract with Guerro Sheet Metal and reiterated that all decisions the Board makes are listed on the website for the ownership to read. Peter then asked if the painting schedule that was in place during prior management was still in place and moving on schedule. Linda explained the various changes made to the schedule due to different wearing of paint colors and assured Peter that yearly painting is planned and will continue.
 - v.** Brian Foresline G201: Inquired to why roofing work stopped, when dumpster and truck would be moved away from building, about gutter and flat roof issues and asked how we are keeping the roofers on schedule. Linda responded that weather delays plus material delivery caused delays, assured the dumpsters /truck would be moved ASAP and she would be meeting to discuss schedule with Guerro Sheet Metal.
5. The meeting was adjourned at 9:45pm.