

**THE BOARD OF DIRECTORS FOR THE
RESERVE ON THE EAGLE RIVER
HOMEOWNERS ASSOCIATION
MEETING HELD ON – JULY 19, 2010**

The meeting of the Board of Directors of the Reserve Homeowners Association was held July 19, 2010 at the Reserve Club House. In attendance were: Heather Markin, Chad Sloniker, Matt Drabant, Brian Woodell, Joy Dunham, and Linda Guerrette (manager). Also in attendance were homeowners: Scott Ashburn (F-203).

1. The meeting was called to order at 6:37 p.m.
2. **MINUTES:** The minutes from the June 2010 meeting were reviewed. Motion to approve was given by Brian Woodell and seconded by Chad Sloniker. The minutes were approved.
3. **GUESTS:** Scott Ashburn spoke on break in that occurred in his unit. He expressed concern that property is virtually vacant during daytime hours which is when his condo was violated. Scott suggested the following as precautions to prevent similar occurrences on the property: daytime security patrol, coded front doors, vehicle stickers and tighter control of storage lots to deter people from “scoping out” property. The board asked Linda to do the following: contact sheriff for extra circulation, post neighborhood watch posters and contact school board prior to beginning of classes to remind students The Reserve is “private property”.
4. **FINANCIALS:** Motion to approve the financials was made by Brian Woodell and seconded by Chad Sloniker.
5. **OLD BUSINESS:**
 - (a) **Roofs:** Bidding on building P is done and work is to be done later this summer. Heat tape on dormers is scheduled to be done before winter. Club House for \$11,000 along with buildings A & D will be scheduled for next summer.
 - (b) **UERWS Easement.** Still awaiting approval from UERWA.
 - (c) **Raised Gardens.** Board approved location just west of the Club House. Further details on materials, cost and design will be slotted for future discussions.
6. **NEW BUSINESS:**
 - (a) **Tenant Pets.** Board agreed that owners who are in violation of renting to tenants with pets will have to be made aware of the violation and fines involved. Board also thought tenants need to be made aware of violation incase owner inform them otherwise via verbal or rental agreement. The Board is upholding this rule at the request of other “on-site” owners who have expressed their concern.

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- (b) **Interior common areas:** New cleaning company to be in place by next meeting. Excess clutter/ furniture in the common areas of Building D addressed.
- (c) **Pool area:** Cigarette disposal options have been added to area. Rubberized wristbands to identify Reserve owner/ tenants when using the pool has been approved and will be distributed for Summer 2011.

7. AGENDA FOR NEXT MEETING: to be held on August 16, 2010

- (a) Vehicle stickers issued: 2 per unit, additional upon request with fee for 3rd & 4th stickers even for storage area.
- (b) UERWS timing on agreement and commencement of construction
- (c) New cleaning company in place
- (d) Procedure for Board to change Association Declarations
- (e) Notice to all 2nd homeowners with tenants who have pets
- (f) Newsletter to include:
 - i. Protocol when dealing with association related repairs
 - ii. Neighborhood watch
 - iii. Raised garden information

- 8.** The meeting was adjourned at 8:55 p.m.