

**THE BOARD OF DIRECTORS FOR THE
RESERVE ON THE EAGLE RIVER
HOMEOWNERS ASSOCIATION
MEETING HELD ON – AUGUST 16, 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, Matt Drabant, Brian Woodell, Joy Dunham, and Linda Guerrette (manager). Also in attendance was homeowner: Chris Dudar (E-102). Chad Sloniker was absent.

1. The meeting was called to order at 6:35 p.m.
2. **MINUTES:** The minutes from the July 2010 meeting were reviewed. Motion to approve was given by Brian Woodell and seconded by Matt Drabant. The minutes were approved.
3. **FINANCIALS:** Water & Electric seemed higher than previous months. Linda will compare to see if rates are up or if usage is out of ordinary. Motion to approve the financials was made by Brian Woodell and seconded by Joy Dunham.
4. **OLD BUSINESS:**
 - (a) **Roofs:** Heat tape done through buildings L to Q. Linda proposed to contractor a 3 year payment plan for next 12 buildings.
 - (b) **UERWS Easement.** Approved, have check for \$2000; work to start in Spring.
 - (c) **Raised Gardens.** Materials cost and design will be approximately \$100 for a premade box plus soil. Project to start in Spring.
 - (d) **Tenant Pets.** HOA was advised not to fine owners but have a refundable deposit on file. So no owners will be sited for allowing tenants to have pets on the property.
 - (e) **Incident.** Owner dog to owner dog attack. Linda monitoring owner with aggressive dog to follow through with professional dog trainer and more proactive handling of pet.
5. **NEW BUSINESS:**
 - (a) **Development of back property.** Declarations allow for construction of 75 additional units on undeveloped North section of land. Linda is to check with attorney to determine if board has right to move forward with redevelopment without 75% or 2/3's majority vote.
6. **AGENDA FOR NEXT MEETING: to be held on September 20, 2010**
 - (a) Annual meeting preparation:
 - i. Vehicle stickers to be included in packet
 - ii. Questionnaires for owners: rental, copy of lease, names, cars, pets, contact info
 - iii. Board spots up for re-election
 - (b) Refundable pet deposit procedure.
 - (c) Attorney's answer on redevelopment without majority vote.
7. The meeting was adjourned at 7:45 p.m.