

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2010**

The Board of Directors meeting was held on July 19, 2010 at The Reserve Club House. In attendance were: Heather Markin, Matt Drabant, Brian Woodell, Chad Sloniker, Joy Dunham, and Linda Guerrette, property manager,

1. The meeting was called to order at 6:40pm.
2. **MINUTES:** The July, 2010 minutes were reviewed. Motion to approve was given by Brian Woodell, seconded by Heather Markin.
3. **FINANCIALS:** Water & Electric were determined to be higher due to increase in rates. Motion to approve financials was given by Joy Dunham seconded by Heather Markin.
4. **OLD BUSINESS:**
 - a. **Roofs:** All buildings getting heat tape will be done by winter. Proposal for 3 year payment plan for next 12 buildings is still pending.
 - b. **Tenant Pets.** Owners leasing to tenants with pets will be fined; Procedures for such “fines” for existing leases and moving forward with non-refundable payments for each renewal of such lease is still in process.
 - c. **Development of back property.** Linda checking to determine if board has right to move forward with redevelopment without 75% or 2/3’s majority vote is still pending.
5. **NEW BUSINESS:**
 - a. **Tree removal:** Trees on banks behind buildings A, B and C need to be taken down and removed.
 - b. **Parking lot:** West end of lot needs to be resurfaced and help with drainage. Linda checking into chip sealing.
 - c. Still looking into options for resurfacing of pool deck.
 - d. **Recycle bins:** determine if owner usage will be worth cost.
6. **AGENDA FOR NEXT MEETING:** to be held on October 18, 2010
 - a. Annual meeting preparation:
 - i. Vehicle stickers, Questionnaires to be included in packet
 - ii. Matt & Chad’s board spots up for re-election
 - iii. Update on heat tape, raised beds and back lot
 - iv. UERW&S work to begin in the Spring
 - b. Roof contract
 - c. Draining of buildings O & P: water is draining toward buildings
7. The meeting was adjourned at 8:50pm.