

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 2011**

The Board of Directors meeting was held on September 19, 2011 at The Reserve Club House. In attendance were: Heather Markin (president), Brian Woodell, Joy Dunham, Regina Pickle, and Linda Guerrette, property manager. Owners by unit number in attendance were: F104, F102, B101, E102 and F204. Also in attendance was George from Guerro Sheet Metal. Chad Sloniker arrived late.

1. The meeting was called to order at 6:34pm.
2. **MINUTES:** The July 2011 meeting minutes were reviewed. Motion to approve was given by Regina Pickle, seconded by Brian Woodell; all were in favor.
3. **FINANCIALS:** Motion to approve financials was given by Brian Woodell seconded by Regina Pickle.
4. **NEW & ONGOING BUSINESS**
 - a. **Roofing update:** George spoke to board and ownership about the extra issues that have arose from the beginning of the project. Buckling/bulging of plywood on buildings has been caused by lack of venting. Worse case was building B which also showed signs of fire damage from years past. Buildings currently receiving new roofs will also be receiving vents. Previously roofed buildings will have roof vents added. Vents prevent ice dams and pressure which causes splits in the plywood thus preventing possible leaks. The second issue causing damage was oversized chimney caps and gaps causing condensation which ran down chimney thus rotting plywood underneath. All caps will be replaced on roofs currently in process and previous caps will have to be addressed next year. Inspection passed on all buildings that have been 100% completed. George also spoke about the new type of 50 year asphalt shingle which is being used for this project that is a heavier weight and best for our mountain conditions. Schedule was another concern; weather, additional issues, supplies and funding were issues delaying the completion of this project. Only one building will be pushed back to next year. Woody expressed concern that his building was torn off then covered with ice & water shield which had gaps and was left exposed for 75 days. Weather was rainy and concerns of rotting plywood and mold. George assured him that roof was dry, a 2nd layer of ice & water shield was put down and that the warranty for this type & brand of product is good up to 120 days of exposure. Buildings completed are A, D, G, J and Club House. Buildings in progress H and F; L will be completed before winter. Building B repair was also completed.
 - b. **Pool Deck Resurfacing & Brining Fence up to code:** Fencing to be raised to 5' high and spacing between rungs no more than 4" is approximately \$9,500 to modify existing fence. Pool deck options are as follows:
 - i. Option 1: Fix cracks and broken areas then re-carpet every 5 years. Initial cost \$16,500 plus replacement of \$9000 would total about \$43,500 in 15 years.
 - ii. Option 2: Resurface with concrete stamping which due to the nature of concrete & climate cracks will occur. Estimate cost \$40,000
 - iii. Option 3: Repair concrete and cover with pavers. Life span is approximately 40 years. Samples were brought by George for Board to view. Estimated cost \$40,000 and with George would be working on a payment plan such as roofs.With pool closure and limiting expenses from Summer 2011, \$17,500 has been saved to put towards the upcoming expenditure. Work is slotted to begin May 2012.
 - c. **Eagle River Water & Sanatation:** Going smoothly so far, estimated completion 10/31. Design flaw led to longer time than anticipated. Benefits were larger rocks moved on other areas of property, widened entrance that has been issue in winter and reseeded berm. One potential issue of tree loss by due to roots being cut during digging.
 - d. **Painting:** Buildings B & C are done with a higher quality of paint hopefully lasting longer. Future possibility of only painting certain sides of buildings based on fading patterns will ease budget concerns.

- e. **Irrigation:** Discovery of sabotage to system where shut offs and timers were being tampered with by someone who had keys to boxes as keys were found left in locks and have been confiscated. System as has been shut down for season and will need additional security next year. Estimated cost of maintaining and fixing this issue for Summer 2011 was \$2000 - \$3000.
 - f. **Skylight installation in Unit L201:** Lisa Prechat requested permission to install a skylight in the top floor unit. Owner thought since roof was being replaced this would be perfect timing to add this feature to her unit. Board discussed and voted 5:0 against request due to maintenance issue of this common area, possible future leakage and ownership of future issues if unit is sold and problems occur. Previous requests for skylights have been denied in the past.
 - g. **Unit I202 Tenant with cat:** Owner Maria Gustefson knowing rented to new tenants with a cat because she “thought” the rule only applied to dogs. Cat was discovered when Linda entered unit because of leakage due to improper use of garbage disposal which is a reoccurring issue with this unit. Owner has been asked to remove disposal numerous times and has not complied. Cat issue was upheld voted 5:0 by board to enforce the pet rule/fines. Furthermore, board approved Linda to have association maintenance company remove disposal at the owner’s expense if owner has not removed disposal by next October meeting.
 - h. **Accounts Receivable:** Sent out 8 letters last quarter for past due monies. 4 of 8 owners have responded and acted in good faith to resolve arrearages. 3 owners are now 1 year delinquent with no response to previous collection attempts. Linda is investigating collection agencies which may be a better option than liens or waiting for foreclosure.
 - i. **Private Deck Construction:** The owner of unit E201 has complied with request and removed deck.
 - j. **Budget & Next Meeting Schedule:** Linda will have preliminary budget ready and emailed by 10/1 for board to review. A “work session” for board members only will be tentatively scheduled for 10/13. Linda will review and suggest how much of a dues increase will be needed to finance CIP/Reserve study. Vote of 5:0 set Annual Homeowner meeting for Monday, December 5th, 2011. Board will meet at 6pm, ownership meeting will begin at 6:30pm. Next open meeting date is TBD and posted on website.
5. The meeting was adjourned at 9:33pm.