

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 15, 2013**

The Board of Directors meeting was held on Monday, April 15, 2013 at The Reserve Club House. In attendance were: President Matt Lydens, Jess Frieze, Regina Pickle, Chris Dudar, Peter Lord and Property Manager Linda Guerrette. Owners present were Peter Hillback, Scott Ashburn, June Misner, Gene Sack, Kathy Frieze, Marie Dowling and Marilee Horan.

Motion to open meeting

Matt made motion to open meeting. Peter seconded the motion. Motion carried. All in favor: 5:0. The meeting was called to order at 6:37 p.m.

Approval of Meeting Minutes – March 2013

Discussion held. Jess made motion to approve minutes. Gina seconded the motion. Motion carried. All in favor: 5:0.

Review of Financials

Discussion held. Gina made motion to approve YTD financials. Jess seconded the motion. Motion carried. All in favor: 5:0.

Manager's Report

- *Pool mechanical room experienced additional leaks in existing piping. New piping was installed.*
- *Linda presented estimates for parking permits: \$700 for 524 (4 stickers per unit) that would be sequentially numbered and \$165 for 150 stickers for trailers, etc. Linda will pursue purchasing parking permits before the May BOD meeting.*

Old Business

Railing Project

- *Gene Sack (H201) addressed the BOD regarding the materials used for the deck railings. Gene provided BOD samples of powder-coated steel railing and requested a variance allowing him to complete the demolition of the current railing and installation of the new railing on his unit. A history of the railing selection process was detailed for those present. Discussion held. BOD advised that only the approved contractor (A4S LLC) is permitted to complete the railing project.*
- *Scott Ashburn (F203) addressed the BOD regarding the schedule of construction, timeliness of completion and decision that cost of railings is not borne by entire ownership. The BOD advised that both internal and external legal review were completed and the BOD is confident that only owners with railings are responsible for the cost of the project.*
- *Manufacturer color samples were provided for viewing. Discussion held. Peter made a motion to choose the glossy black finish for the railing. Motion carried. All in favor: 4-1 (Jess Frieze dissented).*
- *Final revisions to railing contract were discussed and agreed. Peter made a motion to approve the railing contract pending contractor approval of revised payment schedule; and BOD approval of work schedule and unit fee schedule to be attached to the revised contract. Jess second the motion. Motion carried. All in favor: 5-0.*

Parking

- *Gina gave a verbal summary of the parking lot inventory completed 4/15/13. Gina will forward summary to Linda so owner/unit information can be included for further discussion at the May BOD meeting.*

Irrigation

- *Discussion was held regarding the strategy going forward for the irrigation project. Linda will contact three area landscape design firms for proposals on conceptual design and irrigation to present at the May BOD meeting.*

Non-Smoking Policy

- *Linda recapped the history of prior complaints regarding second-hand smoke from neighboring decks which resulted in the owner survey in 2012. Survey results indicated a strong owner recommendation toward non-smoking on decks. Peter Hillback (I302) was present at meeting to discuss his issue with the tenant in I202. Discussion was held regarding how to proceed with changing the HOA smoking policy. Linda will provide BOD with proposed language to revise the current nuisance policy set forth in the Rules and Regulations prior to the May BOD meeting.*

Motion to Adjoin Meeting

Gina made motion to adjoin meeting. Matt seconded the motion. Motion carried. All in favor: 5:0. Meeting adjourned at 10:22 p.m.