

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 19, 2013**

The Board of Directors meeting was held on Monday, August 19, 2013 at The Reserve Club House. In attendance were: Jess Frieze, Joy Dunham, Regina Pickle, Chris Dudar, Peter Lord, Janet El-Bitar and Property Manager Linda Guerrette. Matt Lydens was absent. Peter Lord left the meeting at 9:00 p.m. Joy Dunham left the meeting at 9:50 p.m.

Owners present were: Scott Ashburn (F203), Brian Froslin (G201) and Marilee Horan (F104).

Motion to open meeting

Gina made a motion to open the meeting. Jess seconded the motion. Motion carried. The meeting was called to order at 6:33 p.m.

Building A Construction Update

Project Managers from Blu Sky Restoration gave the BOD an update on the demolition and remediation of Building A. Blu Sky is currently finishing up the initial clean-up and demolition phase and is working with Eagle County to obtain the necessary construction permits.

Approval of Meeting Minutes – July 2013

Discussion held. Joy made a motion to approve the July 2013 minutes as amended. Chris seconded the motion. Motion carried. All in favor: 6:0.

Review of Financials

Discussion held. Gina made a motion to approve YTD financials. Joy seconded the motion. Motion carried. All in favor: 6:0.

Manager's Report

Old Business

Painting

Buildings I and J and the trim on Buildings G, L, K, M and N will be painted this year. Discussion was held regarding the potential of replacing the current wood siding with a synthetic siding in the future. Linda will gather data on synthetic siding to present at the September BOD meeting.

Irrigation

Irrigation system is operating with a few more heads scheduled to be replaced this year.

Roofing Project

Building Q and the remaining flat roofs should be completed by end of the week. Change orders for plywood on the flat roofs and ventilation for Buildings O and Q have been submitted by Guerrero Roofing.

Railing Project

Railing project is progressing. To date, Buildings B, C, E, F, O, P and Q have been completed. Building D and the three lower decks with gates will be completed before beginning rail replacements on Building G and moving through the remainder of the construction schedule. Linda will update the website with revised replacement schedule.

Building A Fire

A construction update was provided by the Blu Sky Restoration project managers at the beginning of the meeting. Linda is working with the HOA's insurance company to process claim payments to Blu Sky so the construction can proceed timely. Linda will provide the construction contract with Blu Sky Restoration to the BOD for review.

Parking Rule Revision

Discussion was held regarding the proposed revised language to the parking rules and regulations. Peter made a motion to table the vote of the proposed parking language revision. Janet seconded the motion. Motion carried. All in favor: 6:0.

Pool and Clubhouse Usage

Linda will provide the BOD with information regarding suggested pool and clubhouse usage for review and further discussion.

Hallway Storage

Linda put violation notices on the hallways in question. Some of the stored items have been removed. Linda will proceed with second notices as needed.

New Business***2014 Budget Planning/Forecasting***

Preliminary discussion was held. Based on the discussion, Linda will revise the proposed 2014 budget for the September BOD meeting.

Landscape Design Proposals

Linda has received landscape design proposals from three (3) companies and will arrange for presentations to be made at the October BOD meeting.

Motion to Adjoin Meeting

Jess made a motion to adjoin the meeting. Janet seconded the motion. Motion carried. All in favor: 4:0. Meeting adjoined at 10:30 p.m.