

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 18, 2013**

*The Board of Directors meeting was held on Monday, February 18, 2013 at The Reserve Club House. In attendance were: President Matt Lydens, Vice President Jess Frieze, Joy Dunham, Regina Pickle, Chris Dudar, Peter Lord, Janet El-Bitar and Property Manager Linda Guerrette. Owners present were Henry Lodge, Marit Lodge, Marilee Horan, Denise Bryant-Rives.*

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**Motion to open meeting**

*Jess made a motion to open meeting. Janet seconded the motion. Motion carried. All in favor: 7:0. The meeting was called to order at 6:36 p.m.*

**Approval of Meeting Minutes – January 2013**

*Discussion held. Chris made a motion to approve January 2013 minutes. Peter seconded the motion. Motion carried. All in favor: 7:0.*

**Review of Financials**

*Discussion held. Jess made a motion to approve YTD financials. Gina seconded the motion. Motion carried. All in favor: 7:0.*

**Manager's Report & Old Business**

**Maintenance Issues**

- *Clubhouse pool circulating pump malfunctioned causing the pipes in the pool mechanical room to freeze. Pump has been repaired and there was no damage to the clubhouse. Discussion held regarding exploring alternatives for winterizing the pool. BOD tabled discussion until future meeting or work session.*

**Irrigation**

- *Eagle River Water Sanitation District notified Linda that due to present drought conditions it is unlikely ERWSD will be able to provide raw water to the Reserve in Summer 2013. Linda requested ERWSD to forward their fee estimates for switching the Reserve to domestic water. Peter volunteered to assist Linda with the upcoming discussions with ERWSD. Linda will provide Peter with irrigation history files to prepare for the negotiations with ERWSD.*

**CIP (Capital Improvement Plan)**

- *Linda revised the CIP to extend estimates out thirty years. CIP will be discussed further at a future meeting or work session.*

### **Railing Contract & Assessment Structure**

- *E-mail blast sent to owners regarding rail project costs and color suggestions. Linda forwarded draft contract to contractor for review and inclusion of more detailed scope of work. Linda will forward the revised contract to BOD for review prior to March meeting. Each BOD will provide Linda and the other members of the Board with their specific comments/ revisions to the revised contract.*
- *Lead time for project supplies is approximately 8-12 weeks. Down payment of project cost will need to be paid to contractor to order supplies and was factored into discussion regarding timing of owner assessment and payment deadlines.*
- *Suggested rail assessment structure is as follows: Assessment must be sent to owners by March, 2013. Assessment will state that full amount is due upon receipt or 50% paid by May 1, 2013 with the balance of 50% paid by July 1, 2013. Discussion held. Jess made a motion to accept the rail assessment structure. Peter seconded the motion. Motion carried. All in favor: 7:0*

### **New Business**

#### **Rail Design & Color**

*Comments were heard from owners present regarding the color choice of black. It was suggested to review the contractor's standard color brown vs. black. Linda will get samples from contractor to show to Denise Bryant-Rives for her input.*

#### **A/R Threshold**

*Chris made suggestion to discuss lowering A/R threshold. BOD agreed. Topic will be discussed at future meeting or work session.*

#### **Parking**

*Peter led discussion regarding enforcement of parking rules. Linda relayed current challenges to enforcing rules. It was suggested that Linda will send an e-mail blast to owners that the parking rules will now be enforced to give owners an opportunity to correct any violations they have. Topic will be discussed further at future meeting or work session.*

#### **Roofing**

*Jess presented list of concerns regarding roofing contract change orders. Discussion was held regarding the current procedure to handle change orders which will be utilized in the final phase of the roofing project as well as future construction projects.*

#### **Work Session**

*BOD discussed need for separate work session and what type of discussion would take place at same. Topic will be discussed further at future meeting.*

#### **Motion to Adjoin Meeting**

*Peter made a motion to adjoin meeting. Jess seconded the motion. Motion carried. All in favor: 6:0. Meeting adjoined at 9:43 p.m.*