

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

The Board of Directors meeting was held on July 15, 2013 at The Reserve Club House. In attendance were: President Matt Lydens, Jess Frieze, Joy Dunham, Regina Pickle and Property Manager Linda Guerrette. Peter Lord, Chris Dudar and Janet El-Bitar were absent.

Owners present were: Scott Ashburn (F203), June Misner (N203) and Marilee Horan (F104).

Motion to open meeting

Jess made a motion to open the meeting. Matt seconded the motion. Motion carried. The meeting was called to order at 6:41 p.m.

Approval of Meeting Minutes – June 2013

Discussion held. Jess made a motion to approve the minutes as amended. Matt seconded the motion. Motion carried. All in favor: 4:0

Review of Financials

Discussion held. Joy made a motion to approve YTD financials. Gina seconded the motion. Motion carried. All in favor: 4:0

Manager's Report

Painting and Carpet

Painting of hallways of Buildings K-east, J and H have been completed. Carpet has been replaced in Building J.

Collections

E-mail was sent to delinquent owners and updated A/R was presented to the BOD for review.

Pool

Pool perimeter fence was painted.

Landscaping

Weed spraying has been completed from the brush pile in back to the newspaper boxes. Jess helped prune the dead branches from the trees on property. Linda will contact Fire Department to inquire regarding the possibility of having a controlled burn to dispose of the brush pile.

Parking Lot Meeting

Parking lot committee met and reached a general consensus regarding revisions to parking lot rules. Proposed language will be provided for BOD to consider at the August meeting.

Hallways

Discussion was held regarding current condition of item storage in hallways. Linda will notify owners in upcoming newsletter .

Drain Company Replacement

Linda has had opportunity to use new company – C & C Plumbing. New vendor agreed to maintain current pricing used by prior vendor.

Old Business**Irrigation**

Irrigation system is now operational with replacement of numerous heads but several spots remain problematic. Irrigation company have flagged valves to be replaced. Linda has met with two companies to obtain bids for the overall landscaping design. Jess provided information from a third landscape design company which Linda will contact.

Roofing Project

Roofs are on schedule. Building Q and flat roofs are scheduled to be completed by end of July at which time punch list items will be addressed.

Parking Lot Paving

Proposal was received by B&B Excavating for milling and overlay of west drive lane though project is not in 2013 budget. Linda will contact additional vendors for repair estimates for major cracks for future budgeting purposes.

Railing Project

Materials are scheduled to deliver July 26th. Six posts are being replaced immediately in Buildings G, I, K and M. Railing project to commence August 4, 2013 .

Budget/CIP

Discussion was held regarding revisions to timing of CIP items. Linda will review current CIP and provide revised CIP to BOD at the August meeting.

New Business**Building A Fire**

Fire Department held information meeting on Tuesday, July 9th which was well attended. Clean-up of building has been progressing but fire investigation has not been completed. All owners have been relocated to temporary housing. Linda has been interviewing companies for remediation and rebuild. More information will be provided at the conclusion of the investigation.

2014 Budget

Linda will start working on proposed 2014 budget to present to the BOD at the August meeting.

Motion to Adjoin Meeting

Joy made a motion to adjoin meeting. Gina seconded the motion. Motion carried. All in favor: 4:0. Meeting adjoined at 9:50 p.m.