

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 17, 2013**

The Board of Directors meeting was held on June 17, 2013 at The Reserve Club House. In attendance were: President Matt Lydens, Joy Dunham, Regina Pickle, Chris Dudar, Peter Lord, Jess Frieze, Janet El-Bitar, and Property Manager Linda Guerrette.

Owners present were: Ted Imbrach (B204); Bob Chadwick (B203).

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 6:32 p.m.

Approval of Meeting Minutes – May 2013

Discussion held. Matt made a motion to approve the minutes. Peter seconded the motion. Motion carried. All in favor: 6:0.

Review of Financials

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

Manager's Report

Roofing Update

Roofing project is on schedule. In response to ownership inquiry, Linda received a bid from Guerrero Roofing to replace the roofs on the dumpster houses. Discussion was held and it was decided that the roofs on the dumpster houses will not be replaced at this time.

Railing Update

A4S LLC has inspected all of the decks and owners have been notified of any repairs necessary prior to railing replacement. Additionally, A4S LLC determined that five posts need to be replaced. Final pricing for the post replacement is being submitted. A/R for railing project was reviewed by BOD and discussion was held regarding upcoming payment deadlines and assessment of penalties for late payments. Owners that have not paid their assessment for the railing project in full will be notified before the July 1st deadline of the penalties that will be assessed for nonpayment by the July 1, 2013 date.

Carpet & Painting

Hallway carpet for Building H has been ordered and will be replaced on schedule. Hallway painting in Building K-east and Building H have been completed. Hallway painting in Building J is on hold.

Pool

Landscaping for pool has been completed and deck chairs will be replaced as needed. Leak from abandoned line was discovered. Linda will arrange to have both the abandoned line and the line to the pool shower capped. Peter made a motion to have the pool fence stained with a natural waterproofing finish to prolong the life of the fence. Joy seconded the motion. Motion carried. All in favor: 7:0.

Non-smoking policy

The resolution governing non-smoking on unit decks was posted in the buildings and on the website. Compliance from ownership has been positive.

Parking Lot

Discussion held regarding future regulation of the parking lot. Jess made a motion to form a parking lot subcommittee. Matt seconded the motion. Motion carried. All in favor: 7-0. The subcommittee will consist of Peter Lord, Jess Frieze and Gina Pickle. The subcommittee will meet separately and will report to the BOD during the July meeting.

Old Business**Irrigation Conversion Letter**

Discussion was held re: history of irrigation system as well as the proposed letter from the Eagle River Water Sanitation District re: the conversion to domestic water. Linda will obtain legal review of the agreement and will also contact ERWSD for clarification of the stated property acreage. Peter made a motion to authorize Matt to sign the June 14, 2013 letter agreement with ERWSD after legal review. Jess seconded the motion. Motion carried. All in favor: 7:0.

Landscape Proposals

BOD agreed to table the review of the landscape proposals until all three (3) proposals are received.

New Business**Clubhouse Rental Fees**

Discussion was held regarding clubhouse rental policy. Jess made a motion that no more clubhouse rentals be accepted until further notice. Matt seconded the motion. Motion carried. All in favor: 3-1. Janet El-Bitar abstained and Joy dissented.

2014 Budget – Preliminary Talks

Preliminary discussion was held regarding 2014 budget. Linda will provide more information for consideration at future meetings.

Motion to Adjoin Meeting

Matt made motion to adjoin meeting. Jess seconded the motion. Motion carried. All in favor: 5:0. Meeting adjourned at 9:49 p.m.