

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

The Board of Directors meeting was held on Monday, March 18, 2013 at The Reserve Club House. In attendance were: Vice President Jess Frieze, Regina Pickle, Chris Dudar, Peter Lord and Property Manager Linda Guerrette. Owners present were Marit and Henry Lodge, Denise Bryant-Rives, Marie Dowling, June Misner, Kathy Frieze, and Bryan and Deb Forsline.

Motion to open meeting

Peter made motion to open meeting. Chris seconded the motion. Motion carried. The meeting was called to order at 6:37 p.m.

Approval of Meeting Minutes – February 2013

Discussion held. Jess made motion to approve minutes. Peter seconded the motion. Motion carried. All in favor: 4:0.

Review of Financials

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

Manager's Report

- Ice dams were cleared last month from roofs and ice in parking lot was sprayed and cleared.*
- Heat tape has been turned off on roofs.*
- Linda sent e-mail blast to owners with a copy of the Rules and Regulations re: notice of enforcement of parking lot storage. Some owners did not receive blast e-mail. Linda will resend the e-mail with attachment.*

Old Business

Railing Project

- Linda confirmed that assessments were mailed early March. Linda has been contacted by a few owners regarding payment plans for their assessments. Linda also advised she was approached by a few owners regarding paying the assessment by credit card or Paypal. Discussion held. Peter made a motion that the BOD will not accept credit card or Paypal payments for the assessment. Jess seconded the motion. Motion carried. All in favor: 4:0.*
- Rail color choices were presented at meeting. Discussion held. Peter Dillon of A4S LLC addressed questions from owners re: rail colors and warranty. Peter will supply manufacturer samples for four colors: Rust Texture, Oil Bronze, Copper Vein and Chocolate Brown.*
- Owner Gene Sack (H201) spoke to Linda offline re: purchasing and installing his own railing made of steel instead of aluminum. He was not present at the meeting. Peter Dillon spoke to the issues of having variations of railing throughout the property. Discussion held. Jess made a motion that the contractor chosen by the BOD will be the only authorized person to supply labor and materials for the railing project. Chris seconded the motion. Motion carried. All in favor: 4:0.*
- Linda advised that she will forward the revised contract to the BOD for further review and approval.*

Irrigation

- *Linda advised that she followed up with ERWSD. ERWSD is reviewing the current agreement before supplying new price estimates. Linda also inquired regarding potential water restrictions as Denver is already starting to impose restrictions in anticipation of drought conditions in Summer 2013. Discussion held regarding water restrictions, fire restrictions and notices to homeowners to be placed in upcoming newsletter.*

New Business

Parking

- *The HOA's Rules and Regulations set forth the current policy on how many parking/storage spaces each unit is allowed. Discussion was held re: enforcement and potential revisions to R&Rs. BOD will proceed with some initial steps to address parking issues. Linda will resend the e-mail blast to owners re: parking compliance. Gina and Linda will compile a list of stored items, identifying the unit and potential violations. BOD will hold further discussions on future steps.*

Collection Policy Review

- *Follow-up discussion was held regarding suggestion of lowering collection threshold for delinquent dues that was made at February 2013 meeting. BOD decided to leave current collection policy in place.*

Other

- *Marie Dowling suggested to BOD to reinstate a Community Clean-up Day followed by a BBQ.*

Motion to Adjoin Meeting

Gina made motion to adjoin meeting. Chris seconded the motion. Motion carried. All in favor: 4:0. Meeting adjourned at 9:30 p.m.