

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

The Board of Directors meeting was held on Monday, November 18, 2013 at The Reserve Club House. In attendance were: Matt Lydens, Jess Frieze, Regina Pickle, Chris Dudar, Joy Dunham, Janet El-Bitar and Property Manager Linda Guerrette. Peter Lord was absent.

Owners present were: Scott Ashburn (F203).

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 – September and October 2013

Discussion held. Chris made a motion to approve the September 2013 minutes. Jess seconded the motion. Motion carried. All in favor: 6:0. Jess made a motion to approve the October 2013 minutes. Chris seconded the motion. Motion carried. All in favor: 6:0.

Review of Financials

Discussion held regarding both the regular A/R and the A/R including the rail assessment. Linda will reach out to the three homeowners not currently in collections for the amounts due for their railings. Linda will speak to the accountant regarding further segregation of Building A insurance proceeds and expenses prior to annual meeting. Linda will provide BOD with a copy of her management contract, summary of hours relative to Building A construction project management and the property management job description so BOD can review for reimbursement prior to January 2014 meeting. Gina made a motion to approve YTD financials. Joy seconded the motion. Motion carried. All in favor: 6:0.

Landscape Design

Discussion held regarding the design presentations and proposals. Jess made a motion to select Ceres Landscape Architecture for the design of the master landscape plan for The Reserve. Janet seconded the motion. Motion carried. All in favor: 6:0.

Old Business

Parking Rules

Discussion held. Joy made a motion to approve the revised parking rules. Jess seconded the motion. Motion carried. All in favor: 5:0. Janet El-Bitar dissented.

Clubhouse and Pool Rules

Discussion held. Topic will be tabled until the January 2014 meeting.

Manager's Report

Roofing Project

The roofing project is complete with the exception of some gutter work. Guerrero Roofing has offered to replace the roofs of the dumpster houses at no additional cost. Linda will meet with Guerrero Roofing to determine the time frame for completion.

Railing Project

The contractor has completed the known punch list items. Linda will work with the contractor to confirm that all excess material is removed prior to the release of the final payment.

Building A

Construction is proceeding. Matt and Linda met with the owner of A-102 who had some questions regarding the reconstruction.

Annual Meeting

Annual packets have been sent. Linda will contact the accountant to request that she be present at the annual meeting to count the votes for BOD election and approval of 2014 budget.

Motion to Adjoin Meeting

Gina made a motion to adjoin the meeting. Jess seconded the motion. Motion carried. All in favor: 6:0 Meeting adjoined at 9:50 p.m.