

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 21, 2013**

The Board of Directors meeting was held on Monday, October 21, 2013 at The Reserve Club House. In attendance were:

<i>President Matt Lydens</i>	<i>Present</i>
<i>Joy Dunham</i>	<i>Absent</i>
<i>Regina Pickle</i>	<i>Absent</i>
<i>Chris Dudar</i>	<i>Present</i>
<i>Peter Lord</i>	<i>Present</i>
<i>Jess Frieze</i>	<i>Present</i>
<i>Janet El-Bitar</i>	<i>Present</i>
<i>Property Manager Linda Guerrette</i>	<i>Present</i>

Owners present were:

Scott Ashburn F203, Deb and Brian Forsline G201

Motion to open meeting

Chris made motion to open meeting. Matt seconded the motion. Motion carried. All in favor 5:0. The meeting was called to order at 6:30 p.m.

Approval of Meeting Minutes – September 2013

Discussion held, based on incomplete owner comments decision to table approval. Matt made motion to table minutes until next meeting. Janet seconded the motion. Motion carried. All in favor: 5:0

Review of Financials

Discussion held. Peter made motion to approve YTD financials. Jess seconded the motion. Motion carried. All in favor: 5:0.

Manager's Report

Parking

Linda gave BOD verbal instructions to review changes to parking regulations with the goal to move on regulations at the next meeting.

Roofing schedule

Roofing project to buildings is 100% complete. Dumpster roofs still need to be replaced; current timing will be in the next two years. Gutters will be added to Buildings: C, E, N, O and Q. Discussion held about pro and cons of gutters/maintenance.

Status report on A/R for regular assessments

A/R stands at \$19K.

Building A

At present, fire damaged Building A is dried in with no roof, all walls installed. Tentative completion date is still estimated at May 2014. A201 made request to change interior/structure of unit upon rebuilding. Owners were presented a written list of needed steps, timelines and associated costs. At this late point with no owner response, BOD considers the modifying of new construction to the owners wishes an impossibility.

Marijuana grow operation

Association had multiple reports of a grow operation in Building F. Owner and Tenant were confronted and told to cease and desist. Reasoning for intervention was based on reading of declarations-no operations of businesses, illegal activity and health and safety concerns. Discussion held and manager suggested a drafting of new rules directed at marijuana cultivation in our complex, further action required.

Old Business

Railing Project

Discussion held. Further discussion on A/R relating to railing funding which stands at \$13K. Project is 95% complete with the remaining work being the installation of five units of railing caps. Owners and/or manager need to sign off on completion of work in order to release last payment. Goal for "sign off" and release of payment is November 1st. Contractor still needs to complete some decking projects for owners; BOD and Manager are aware and are working toward resolution.

New Business

Budget

Discussion held on current and future budget constraints. Discussion touched on future line items for increased water expense (\$12K), audit expense (\$5K) and \$8K for future landscape design. Matt made motion to increase 2013 budget by 8% for 2014. Chris seconded motion. Joy and Gina voted in absentia for budget increase. Jesse and Janet were dissenting votes, citing reservations about dues increases and budget management. Motion carried 5:2

Election

Discussion held about election process. Owner letter and announcements for board vacancies were to be sent out October 22nd. Jess made motion that BOD follows the exact voting procedure outlined in the resolution on responsible governing policies of 2009, with the addition of all votes being counted and opened in person at December annual meeting. Peter seconded motion. Motion carried 5:0.

Landscape design presentations

Three companies gave brief presentations to board on future landscape designs proposals. The three companies were: Rocky Mountain Custom Landscape, Pristine Landscape/Norris Design and Ceres Plus. Board plans to make decision early next year on how to proceed and/or with what design team.

Motion to Adjoin Meeting

Matt made motion to adjoin meeting. Peter seconded the motion. Motion carried. All in favor 5:0. Meeting adjourned at 10:05 p.m.