

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2013**

The Board of Directors meeting was held on Monday, September 16, 2013 at The Reserve Club House. In attendance were: Matt Lydens, Jess Frieze, Regina Pickle, Chris Dudar, Peter Lord, and Property Manager Linda Guerrette. Joy Dunham arrived at 7:53 p.m. Janet El-Bitar was absent.

Owners present were: *Tim Sullivan (Q103), June Misner (N203), Marilee Horan (F104), Deb Forsline (G201) and Lynn Green-Bennett (D204)*

Motion to open meeting

Gina made a motion to open the meeting. Jess seconded the motion. Motion carried. The meeting was called to order at 6:32 p.m.

Approval of Meeting Minutes – August 2013

Discussion held. Jess made a motion to approve the August 2013 minutes. Peter seconded the motion. Motion carried. All in favor: 5:0.

Review of Financials

Discussion held. Peter made a motion to approve YTD financials as amended with updated copy to be provided to the BOD at the October meeting. Jess seconded the motion. Motion carried. All in favor: 5:0.

Homeowner Concerns & Comments

Comments were made by Marilee Horan regarding pool management and Lynn Green-Bennett regarding owner correspondence. Discussion held and comments noted for future action, if appropriate.

Manager's Report

Roofing Project

Flat roof of Building I is nearing completion. Gutters are being added as needed due to the increased drainage from the new roof shingles. Painting of gutters to match the buildings will be investigated at the time buildings are repainted.

Railing Project

Railings on the south side of the buildings have been replaced. Railings on the north side of the buildings are being replaced now followed by the optional lower railings. Prior to the final payment being made to the contractor an e-mail will be sent to the ownership soliciting any issues which first need to be remedied.

Building A Construction Update

Permitting process is proceeding. In the interim, the scope of work is being defined between Blu Sky and the insurance company's representative. Discussion was held in response to specific Building A owner requests regarding the rebuild. BOD will provide a formal response to the owners' requests.

Painting

Painting of Building J has been completed. Painting of Building I is proceeding and weather permitting should be completed within the next week.

Irrigation

Approximately 50% of the heads have been replaced. Sprinklers have been shut off due to the rainfall.

Old Business***2014 Budget Planning/Forecasting***

Discussion was held. Linda will revise the 2014 proposed budget according to the BOD's direction and provide it for approval at the October BOD meeting.

Landscape Design Proposals

Linda will contact the three design firms to schedule presentations for the October BOD meeting.

Motion to Adjoin Meeting

Jess made a motion to adjoin the meeting. Peter seconded the motion. Motion carried. All in favor: 6:0. Meeting adjoined at 9:30 p.m.