

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 20, 2013**

*The Board of Directors meeting was held on Monday, May 20, 2013 at The Reserve Club House. In attendance were:*

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

*Owners present were:  
Scott Ashburn F203*

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***Motion to open meeting***

*Matt made motion to open meeting. Chris seconded the motion. Motion carried. All in favor 4:0. The meeting was called to order at 6:35 p.m.*

***Approval of Meeting Minutes – April 2013***

*Discussion held. Matt made motion to approve minutes. Joy seconded the motion. Motion carried. All in favor: 4:0*

***Review of Financials***

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

***Manager's Report***

***Parking***

*Linda gave BoD verbal summary of parking enforcement. Ten violation notices have been posted on vehicles, 3 vehicles towed, 1 tow pending and 6 vehicles relocated.*

***Roofing schedule***

*Linda presented roofing schedule, mentioning the lost of 3 days to weather on building E. Buildings remaining are C, part of E,Q and flat roofs on I and K.*

***Status report on A/R for regular assessments***

*A/R stands at \$17K. Ten collection letters have been sent out, with 6 owners making some form of arrangement for payment. YTD we have 5 owners in formal collections.*

## **Old Business**

### **Railing Project**

*Discussion held. Discussion centered on construction schedule and time frames. Schedule has been included in contract documents as a guide. Material lead time has been quoted at 8-12 weeks.*

*Manager and BoD acknowledge that schedule is tentative and based on start date. Scott Ashburn addressed the group suggesting that regular construction updates be sent to owners to communicate progress/schedule changes.*

*Further discussion on A/R relating to Railing funding: \$63k has been collected so far, with July 1<sup>st</sup> as deadline for final owner payment. Total collections and funding will affect timing and scope of other Reserve projects this year.*

### **Smoking Policy**

*Linda presented to group, the background on what other associations are doing in regards to smoking policies. Discussions held on legal ramifications, rights of individuals vs. duties of associations and policy direction.*

**Resolution to prohibit smoking in common areas:** *Discussion held. Matt made motion to approve resolution to prohibit smoking in common areas, with an addition to prohibit the smoking of marijuana. Joy seconded the motion. Motion carried 3:1, (with Janet dissenting).*

**Irrigation:** *Review of background was held. History of raw water use, review of ERWSD contract outlining 2005 agreement and ERWSD current decision to terminate our raw water supply. Further discussion centered on future maintenance and ongoing expense related to city water, and aging existing irrigation system. Linda presented ERWSD's offer to switch to city water, major points being a \$15k credit for physical costs and 25% one year annual discount on water bills. BoD agreed to the spirit of the proposed agreement. BoD instructed Linda to have a formal document drafted by ERWSD outlining the historical background and concessions for a future motion.*

## **New Business**

*Pool will open Memorial Day depending on weather.*

### **Motion to Adjoin Meeting**

*Matt made motion to adjoin meeting. Joy seconded the motion. Motion carried. All in favor 4:0. Meeting adjoined at 9:06 p.m.*