

## FYI #2

### Governing Documents Revision Committee (GDRC)

Dear Homeowners and Association Members,

Great job everyone! Here is our current list of Reserve on the Eagle River community living topics that you would like considered as we begin to draft Revised Governing Documents. We thank you for sharing your thoughts so that our final documents will feel like a good fit for all categories of Association Members. Our GDRC is composed of Members who are primary residents, full-time residents, long-term landlords, short-term landlords, long-term members, new members, and Members who vacation or recreate from their home base, here at The Reserve.

Below, is a list of topics without the comments that accompanied them, for you to use as triggers to stimulate your own comments that you may want to share with our Committee. We will present all comments to your Board of Directors,

This list is prioritized in order of concern, determined by simply tallying the frequency of each related comment received. Very unscientific.

1. Garages paid for by owners who want them, to be deeded to the condo, that can be sold separately from the condo to another association member
2. Storage units instead of many trailers that are never moved
3. Less specific regulation of what is placed on decks
4. Proxy Voting restraints, (i.e. used only to establish a quorum, limit # of proxies held by any association member, whom can control proxies) or proxy voting replaced by absentee ballots
5. Hardwood floor policy needs to be adopted
6. Mailboxes on property
7. Smoking allowed on personal decks
8. Standard Condominium Lease instituted
9. Something regarding growing marijuana in excess of medical marijuana allowable amount and/or extracting THC on property
10. Managing approved access on private property. We have a problem with people poaching our private fishing access, ample parking spaces, and scenic pool.
11. Leaving room in the Declaration, Article XIV, for the adjoining property to be used for development, garages, open space???
12. Regarding the excess land to the north of the existing improvements, I think owners should be informed as to what type of financial impact selling the land to a developer would have on individual owners and the overall

property. I think this would give owners a better feel for how to vote should selling the land ever be officially on the table.

13. Back stairwell used as storage for bikes, etc. should be ok'ed based on tenants in building, as long as stairwells and doorways are not blocked, in case of emergencies.

14. Front entrances should remain clear of gear

15. Parking of personal recreational vehicles and or equipment, Snowmobiles, RV Toppers, rafts should be allowed if licensed and the owner is living on property; within the allotted number of spaces per unit. They need to be in good working order and neatly stored. Especially if we allow trailers to be used as storage units that never move.

16. Provisions for providing mandatory copies of lease agreements to be kept on file with the H.O.A.

17. Registration of vehicles and limiting the number of people and vehicles per unit from owners that lease their units

18. Mandatory minimum insurance coverage by owners for personal liability and damage to property of others to be kept on file

19. Required installation of burst-proof hoses on water heaters, washing machines, toilets, and refrigerator water lines

20. Provision for replacement of water heaters after the life expectancy limit has been reached, may not be practical, but might be addressed

21. I am a fan of respect for others while not impeding on owners rights or lifestyles

Hopefully, this list will get you thinking and inspire you to email your comments to [deb@thereserveontheeagleriver.com](mailto:deb@thereserveontheeagleriver.com). OUR NEW REVISED GOVERNING DOCUMENTS WILL BE IN PLACE FOR MANY YEARS AND WILL EFFECT EACH OF OUR FINANCES, PROPERTY VALUES AND LIFESTYLES. Thank you for your commitment to getting it right! We will be meeting with our contracted attorney very soon. Please send your comments as soon as they pop into your mind so that we can eliminate the number of revisions to be considered throughout this process. We are enthusiastic about providing our Members with information, education, and opportunity for input.

At Your Service,

Scott Ashburn, Colin Murphy, Pete Denise, Andrew Abraham, Brian Woodall, Linda Guerrette, Jess Frieze, Deb Forsline

**P.S. All Members will also have the opportunity to vote on another critical decision that your Board of Directors is considering. The Reserve is a Colorado Common Interest Community that is currently accountable to Colorado State Statutes for communities formed prior to July 1, 1992, Pre-CCIOA (Colorado Common Interest Ownership Act). Your Board of Directors is considering a move to become a Post-CCIOA Community. This vote will need to take place prior to any work on revising our Governing Documents. This decision will not be revocable. We will send more information in our next communication. Please email us your questions.**

