



Governing Documents Revision Committee
November, 2015
FYI Newsletter

Greetings, Fellow Homeowners,

I've been thinking about the future. When I think, specifically, about the future of The Reserve on the Eagle River, it is easy to have a positive vision. Here are just a few of the positives that come to mind:

- ✓ We often hear compliments about the great communication, short response time, and efficiency we all benefit from as clients of McNeill Management, Inc.
- ✓ We are fortunate to have 8 community members willing to voluntarily serve as Directors on our Board. I believe that this amount of varied expertise can move us into "vibrant community" status.
- ✓ We are moving forward on a professionally prepared comprehensive, long-range Reserve Spending Plan.
- ✓ We are making progress on revising our Governing Documents, which have not seen comprehensive revision in almost 30 years.
- ✓ Our Longterm Landscape Plan – Irrigation System design and installation is moving forward.
- ✓ Our members are, increasingly, offering feedback and suggestions to assist us in forming an inclusive vision for our future as a desirable community.

Looking back helps us to re-envision the future. On our website we see this motto:

The Reserve on the Eagle River
where neighbors are friends and friends are neighbors

This may or may not reflect the atmosphere at The Reserve in the past or in the present. It is easy to become nostalgic. In our digital age, our definition of neighborliness, may have changed. Please let me know what you think?

As I continued to think about the past at The Reserve and our current Governing Documents Revision Project, I looked again at our **Articles of Incorporation** which state, in Article III, the initial purposes for Incorporating our condominium association. I can easily continue to support each of these statements of purpose and even view them or their anticipated revisions as a "Mission Statement" for The Reserve.

Article III

Purposes

- A. (Summary) "to perform all obligations and duties of the Association recited in the Declaration."
- B. To provide for maintenance, preservation and architectural control of THE RESERVE on the Eagle River condominium project located in Eagle County, Colorado.
- C. To provide an entity for the furtherance of the interests of the Members of the Association, including the Declarant named in the Declaration, with objectives of establishing and maintaining THE RESERVE on the Eagle River condominiums of quality and value, enhancing and

protecting its economic value and desirability, and promoting the health, safety and welfare of the residents in said project.

Just as there is a hierarchy amongst HOA Governing Documents, there is a typical Hierarchy in management. Often beginning with Statements of Mission and Vision, and moving down the ladder to the more concrete elements of Goals and Planning. Each of the Directors on your HOA Board carries a piece of the ultimate mission and vision for the The Reserve as they have decision making power on your behalf. Hopefully, you have had the opportunity in the past year to evaluate the positive attributes of your current Board Members for yourselves. The bios presented by incumbent, past, and hopeful new Board Members are inspiring and should create great hope and confidence in you for your 2016 BoD. Please return your ballots and proxies for our Annual Meeting by the end of November! We are fortunate to have so many willing to serve on our behalf.

Here are a few of the attributes and competencies that stand out from the bios that you received in your Annual Packet:

- Architect, business owner, past Director at the Reserve, Committee member, representing the owner to landlord and short-term rental demographic
- Construction Project Manager, financial planning within the construction industry, additional Board of Director experience related to housing, degrees in Real Estate and Construction Management, representing young professional family demographic
- Property management experience, comprehensive knowledge of the all aspects of The Reserve property, demonstrated positive vision and commitment to progress at The Reserve, commitment to the Reserve Study Plan and its responsible implementation, representing extended active participation at the Board and Management levels, representing on-site resident demographic
- Attorney, new owner, new perspective, new life!, representing our young professional member demographic
- Fifteen years of service as a Director at The Reserve, willing to provide on-property assistance to management, historical perspective helps anchor the unique ambiance here, fiscal responsibility and fiscal planning experience, representing on-site resident demographic

As we move from the aspirational to the practical, these are my proposed

Goals and Timelines for 2016:

1. An adopted, comprehensive, long term Reserve Spending Plan, first quarter 2016
2. A complete set of revised Governing Documents ready to present to the Community, second quarter of 2016
3. A Strategic Plan which drives the Budget, third quarter 2016

We look forward to seeing you at our Annual Meeting on Tuesday, December 1st, at 6:30pm at The Reserve Clubhouse.

We look forward to the new year and new possibilities.

Please let us know what you are thinking about,
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