



Governing Documents Revision Committee
December, 2015
FYI Newsletter

WOW, it's December already so let's keep this short and sweet.

First of all, thanks to all of you who participated in person or by proxy in our Annual meeting and election of Directors for your HOA Board on December 1st. We learned, together, from our contracted community professionals, Rick Agett and Kerry Wallace, about our forward progress regarding our Reserve Spending Plan and Governing Documents Revision project.

Kerry Wallace is currently preparing a first draft of our Declaration document which is "King" to all other documents required to govern HOA's. Our Rules and Regulations must mesh carefully with our Declaration and so it seems timely to revisit the initial input we received from those of you who offered suggestions earlier in this process. Life unfolds, and so we are encouraging you to email us any new ideas, issues, opinions, or suggestions as we are getting close to being able to review a draft of our new Declaration. We are fortunate to have a local attorney who is dedicated to providing a customized set of governing documents for our community. Your input is truly being considered along the way. The list below is a compilation of opinions and suggested that were submitted earlier in the year. Please remember, your input is ALWAYS appreciated. What are your current "Hot Button" issues regarding life and community living at The Reserve on the Eagle River?

"Hot Button" issues for Declaration and Rules and Regulations from early 2015:

1. Home-based businesses, yes or no?
2. Maximum number and species of pets per unit; Can tenants have pets?
3. Deck maintenance and tidiness, including overflow of personal property onto common elements, how specific should our rules be?
4. Hardwood floor policy for second story units, what shall be the specific criteria?
5. Smoking, what and where?
6. Hydroponic growing (25% of our budget goes to domestic water use), should this be addressed or should our docs remain silent on this issue?
7. Extracting THC on property it is SMELLY and dangerous! Shall this be addressed?

8. Personal property storage in common use areas, front entrances, stairwells and doorways should not be blocked. Is this reasonable?
9. Storage trailer issues: too many, too big, never moved. Many would prefer a capital improvement of individual owner purchased garages. What shall be the parameters for storage trailers?
10. 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. Many have asked for this for a long time. How to make this possible?
11. Number of parking units per condo (inclusive of owners and tenants) and approved types of vehicles; work vehicles, campers, camp trailers, boats, storage trailers, recreational vehicle trailers, motorcycles, snowmobiles, etc. Must everything be trailered for easy mobility? Are there criteria for how often something must be moved? Is permanent storage an appropriate use for our parking lot?
12. Mandatory minimum insurance coverage by owners for personal liability and damage to property of others to be kept on file. Shall we each be responsible for our own units instead of sharing the cost of repair for ALL units, regardless of circumstances which may include lack of property owner maintenance and/or tenant abuse?
13. Required installation of burst-proof hoses on water heaters, washing machines, toilets, and refrigerator water lines. Provision for replacement of water heaters after the life expectancy limit has been reached, may not be practical, but might be addressed. Is this reasonable?
14. Provisions for providing mandatory copies of lease agreements to be kept on file with the H.O.A. This is already an expectation. Is it stated in our docs?
15. Proxy Voting Restraints, i.e. Proxies used only to establish quorum, limit number of proxies that can be held by one person, substitute absentee ballots for proxy voting. How can we have the most fair elections without fear of a small group having longterm, unchecked voting power?
16. Standard condominium lease agreement. Is this a good idea as our owner/tenant ratio continues to change?
17. Leaving room in the Declaration, Article XIV, for the adjoining property to be used for development, garages, official open space designation. Are we prepared for all viable options without another document amendment?
18. Regarding the excess land to the north of the existing improvements, 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. This would give owners a better feel for how to vote should selling the land ever be officially on the table. Can something regarding this be included in the Declaration?
19. Mailboxes on property. Is this appropriate for the docs or simply a budgeting issue?
20. Being a fan of respect for others while not impeding on owners rights or lifestyles, is there anyway to preserve a congenial mountain lifestyle culture?

Thank you for taking the time to be an active participant in the governance of our very unique and inspiring community at The Reserve on the Eagle River.

Enjoy the Blessings of the Season,
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