

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
April 21, 2014**

The Board of Directors meeting was held on Monday, April 21, 2014 at The Reserve Club House.

In attendance were:

Present

Jess Frieze-President
Tim Sullivan-Treasurer
Matt Lydens
Lauren Immel
Linda Guerrette-Property Manager

Absent

Janet El-Bitar-Vice President
Scott Ashburn

Owners Present:

N104, O201, C302, C102, D204, O104, D201, F104, L104, M201, E202, N203, E102, G201, F102, M101, C. Dudar, Q201, D101, F202, G104, C104, O103, D203

Motion to open meeting

Jess made a motion to open the meeting. Lauren seconded the motion. Motion carried unanimously. The meeting was called to order at 6:37 p.m.

Lauren took attendance and noted that a quorum was present. Scott Ashburn filed a proxy designating Matt to carry his vote in his absence, and to count toward a director quorum.

Approval of Meeting Minutes – March 2014

Discussion held. March minutes to be amended as follows:

- Under committee reports, third bullet should read “A third member of the committee has not yet been added.”
- An executive session was held after the BOD to discuss management contract.

Motion to approve minutes as amended was carried unanimously.

Owners Open Forum – For Non-Agenda Items

- There were questions from owners about status of the back lot. Discussion held with different ideas for selling it, donating to open space, and for keeping it the same.
- Susan Ferarri asked why Regina Pickle resigned from the board. Jess asked that she ask Gina directly. Susan asked if Jess would give permission for Gina to reveal confidential information and Jess declined.

Manager’s Report

A copy of the manager’s report was distributed to the BOD prior to the meeting. Jess asked if any of the Directors had any issues or questions regarding the manager’s report.

- Matt asked why Linda was removed from the bank account. Tim stated that the change was necessary to comply with auditor request that only directors may sign checks. He further stated that he would get with the bank to ensure appropriate access is in place for the manager and the bookkeeper, with individual logins.

- Two residents have requested use of the clubhouse for parties. Discussion held. Linda stated she would get opinion from association attorney about liability and requested use.
- Further information was provided about the power outage in building O as a result of an appliance installation error.

Financial Report

Review of YTD Financials

Documents were distributed in advance. Tim made a motion to approve the 2014 YTD financials. Jess seconded the motion. Lauren and Matt abstained. Financials will be put forth for approval in the May meeting, pending authorization adjustments at the bank.

New Business

- **Ceres + Presentation.** Stephanie and Seth from Ceres+ presented landscape plan options that incorporate three objectives:
 1. Reduction in irrigation water consumption (required by Eagle County)
 2. Entry signature
 3. Tree care report/assessment
- **Vacant Board Seat.** With Regina Pickle's resignation and resulting director vacancy, Jess moved that Marilee Horan be appointed to the board. Tim seconded. The appointment passed 3-2, with Matt (and by proxy, Scott) dissenting.
- **Committee Reports.** No committee reports were provided due to time constraints.

Old Business

- **Collections.** Linda reported that some owners were having difficulty understanding the new policy. Statements were delivered late this quarter, because of a personal circumstance with bookkeeper. Future statements will arrive prior to due date, with the addition of a footer re-stating new policy.
- **H102 Railing Assessment.** The Smiths have requested a small claims hearing regarding their railing assessment. Linda received an opinion from association attorney that we were within our rights to collect, and will attend hearing thusly prepared.

Back lot. Jess obtained a statement of feasibility from the association attorney, David Firmin. His instructions are:

"(i) an investigation needs to happen regarding whether or not the property may be developed. This will determine if the Association has anything to sell; (ii) if the property can be developed, the association should amend the declaration as well as the condominium map to remove the area from the community. This will require 67% approval of all owners. This way, the Association can convey the property to an LLC owned by the Association and allow the association to market the property."

It was suggested that there be an agenda item at next meeting for some research into its market value, and options relating to open space possibilities.

Motion to Adjoin Meeting

Lauren made motion to adjoin the meeting. Jess seconded the motion. Motion carried unanimously. Meeting adjoined at 10:00 p.m. An executive session was held after the meeting to discuss confidential matters relating to the management contract.