

**THE RESERVE ON THE EAGLE RIVER HOMEOWNER ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
DECEMBER 2, 2013**

*The Annual Homeowners meeting was held on December 2, 2013 at The Reserve Club House. In attendance were:*

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

*Owners by unit number in attendance were: A102, B203, B302, C302, D201, D203, E201, E202, F104, F202, F203, F302, G201, H201, J102, J201, K102, M101, N101, N102,*

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***Call to Order***

*President Matt Lydens called the meeting to order at 6:36 p.m. The Board of Directors was introduced to the membership. All proxies were counted to establish a quorum; 60 proxies with 33 attendees. Quorum was present.*

***Approval and Reading of Minutes of the Preceding Annual Meeting***

*The December 3, 2012 meeting minutes were reviewed. Matt Lydens made a motion to dispense the reading of the 2012 annual minutes and to approve minutes as written. Jess Frieze second the motion. Motion carried. All in favor: 6:0*

***President's/ Manager's Report***

- ***Roof:*** *The roof on Buildings E, C, Q and the flat portions of the roofs on K and I were re-roofed. With the completion of these buildings that puts an end to our re-roofing project.*
- ***Deck Railing:*** *The decking railings and post caps installation is complete. The feedback from owners, real estate agents and others is extremely positive.*
- ***Irrigation:*** *You may recall in the fall of 2012 the Board was engaged in discussions with the Eagle River Water and Sanitation District about our future use of RAW water for irrigation. The outcome of those discussions was that the agreement between ERWSD and The Reserve was terminated because RAW was no long a viable option for either party. The ERWSD agreed to convert our irrigation system back to a system that is feed by domestic water. Our use of domestic water for irrigation makes the proposed increase on line item 542 Water and Sewer on the 2014 proposed budget a necessity in order to have green grass next year. The amount of water we use to irrigate the grassy areas is currently being addressed. The Board's goals of reducing water use and maintenance costs is on the forefront as they look at a future land design that would specifically address those two issues.*

- **Landscaping:** Six compromised trees in front of Buildings B and C were removed and native shrubs were planted in their place. The goal is to replace the remaining six in 2014. The trees in front and around the buildings as well as along the pathway by the river were also pruned.
- **Exterior/Interior Painting and Carpeting:** Buildings I, J and south side of G, K, L, M, and N were painted this summer. Hallways in Buildings K east, J and H were painted. Buildings H and K east were re-carpeted.
- **Other Projects:** We replaced fourteen (14) deck posts on Buildings I, J, K, M and L.
- **Non-Smoking Policy:** A Resolution was passed and shared with the ownership that smoking of tobacco or marijuana in any common area as well as unit decks is prohibited.
- **Paving:** Both areas around drains in front of Building P were grated and repaved to prevent any further damage and to allow the proper flow of water off of the property.

### ***Ratification of Proposed 2014 Budget***

*Matt Lydens led a brief overview of the 2014 budget and noted that the reason for the proposed eight (8%) percent dues increase was based primarily on the change of the rate of the domestic water; inclusion of annual audit review and cost of landscape design for master plan for the property. Questions were entertained and answered.*

*Votes regarding the 2014 budget were counted and the 2014 budget was approved by the membership by a majority vote. Votes in favor: 46; Dissenting: 14. Gina Pickle made a motion to ratify the 2014 budget which has been approved and adopted by the Board and approved by the ownership. Joy Dunham seconded the motion. Chris Dudar made a motion to transfer any excess funds from the Operating Fund to the Reserve Fund. Gina Pickle seconded the motion. Motion carried. All in favor: 6:0.*

### ***Election of members to the Board of Directors***

*Three terms are expiring: Matt Lydens, Chris Dudar, and Joy Dunham. The ownership submitted votes which were tallied by a third party picked by the Manager. Results showed Matt Lydens, Scott Ashburn and Lauren Immel. The Board would like to thank Chris Dudar and Joy Dunham for their extended service to our community and thank the nominees for running for the Board.*

### ***New Business***

- **Parking:** Discussion was held and questions addressed with the ownership regarding the implementation of the revised parking rules.
- **Marijuana:** The Board is currently reviewing the governing documents and will draft revised language to adequately address the use and cultivation of marijuana in light of the recent Colorado legislation.
- **Pool and Clubhouse Rules:** The Board is currently reviewing the rules with regard to the use of the pool and clubhouse.

- **Land Design Master Plan:** *The Board has received proposals, bids and has interviewed three land design and irrigation companies to address the property's current state and future needs. The Board has selected Ceres Landscape Architecture for the creation of a master landscape plan for The Reserve.*

**Adjournment**

*Gina Pickle made a motion to adjourn the meeting. Matt Lydens seconded the motion. Motion carried. All in favor: 6:0. Annual meeting was adjourned at 7:54 p.m.*