

NOTICE OF ANNUAL MEETING

November 2, 2017

Dear Reserve on Eagle River Owner:

The Annual Meeting for The Reserve on Eagle River will be held on Friday, December 1, 2017, at 6:30PM MT at The Reserve on Eagle River Common Room located at 34999 US Hwy 6 and 24, Edwards, Colorado 81632.

Enclosed you will find the Agenda and information regarding any candidates for open seats on the Board of Directors.

Please review all of the enclosed information which includes:

- 1. Agenda for Annual Meeting;**
- 2. Proxy form;**
- 3. Ballot Form for Election of Open Seats on the Board of Directors;**
- 4. Designation of Voting Owner for Units owned by a corporate entity or multiple owners;**
- 5. Agenda;**
- 6. 2018 Budget; and**
- 7. The Minutes of the 2016 Annual Meeting of the Membership, subject to approval at the 2017 Annual Meeting.**

Careful review should be made of the Ballot Form and Proxy Forms as they contain specific instructions on proper and timely submittal of required forms to The Reserve on Eagle River. If the Ballot and Proxy Forms are not submitted as instructed they may be invalid. If the Designation of Voting Owner forms are not on file with The Reserve on Eagle River in advance of the Annual Meeting for Units that are owned by an entity or by multiple owners, the vote of said Units might be deemed invalid.

We look forward to seeing you at the Annual Meeting on December 1, 2017, at 6:30PM in the Common Room at The Reserve on Eagle River, 34999 US Hwy 6 and 24, Edwards, Colorado, 81632.

Sincerely,

Dan McNeill, Managing Agent
CMCA, AMS, CAM, Broker
McNeill Property Management, Inc.

THE RESERVE ON EAGLE RIVER

PROXY

Unit number: _____

The undersigned hereby appoints the President of the Board of Directors of The Reserve on Eagle River, or _____ as the undersigned's proxy, with full power of substitution, to attend the Annual Meeting of the members of The Reserve on Eagle River Association (the "Association") to be held at The Reserve on Eagle River in Edwards, Co., on Friday, December 1, 2017, at 6:30PM Colorado time, and any adjournment or adjournments thereof, and to vote the number of votes which the undersigned Owner would be entitled to vote, with all the power the undersigned Owner would possess if present in person, on all matters that come before the Association to vote including election of Board Members. Any specific instructions to govern my proxy's vote are as follows:

(If there is no instruction, the proxy may vote as the proxy deems appropriate. If there is an instruction, the proxy must vote per the instruction. The separate Ballot Form, if returned with the proxy, shall govern the vote for election of Board Members and the proxy will then not vote in the election. If the Ballot Form is not returned with the proxy form, the proxy may vote for election of Board Members if the proxy is at the Annual Meeting in person (not by phone) at the time the vote is to be cast).

This proxy is valid only for the Annual Meeting to be held December 1, 2017, and is irrevocable except upon provision of revocation in writing provided to The Reserve on Eagle River prior to 11:59 P. M. Colorado time on the day prior to the meeting or by the Owner attending the meeting in person (see also separate instructions for Proxy and Ballot Forms for additional instructions and information). The proxy must be present in person (which include phone except for voting the Ballot) to vote at the meeting.

To be valid for the meeting herein referenced, this fully prepared and executed proxy form must be received by The Reserve on Eagle River no later than 11:59 P. M. Colorado time the day prior to the meeting via the following delivery methods:

1. Hand Delivery to the McNeill Property Management, 2077 N. Frontage Road Suite D, Vail, CO 81657;
2. Electronic delivery to Dan McNeill of McNeill Property Management at dan@mcneillinc.com;
3. Mail delivery – regular, express or certified to or the McNeill Property Management, 2077 N. Frontage Road Suite D, Vail, CO 81657
4. Facsimile to (970) 477-1147.

To be timely all delivery methods must be instituted so as to have the Proxy and/or Ballot Form received by the Association by 11:59 P.M. Colorado time the day before the meeting.

Dated: _____
(Please date your proxy)

Signature of Member: _____

Names of all Title Owners of Unit:

RESERVE ON THE EAGLE RIVER CONDOMINIUM ASSOCIATION
2017 ANNUAL MEETING
Friday, December 1, 2017, 6:30PM
Reserve Clubhouse

AGENDA

- I. Roll Call and Inspection and Verification of Proxies. Establish quorum (One third of owners or 44 units must be present or represented by proxy in order to form a quorum).
- II. Review and Approval of the Minutes of the 2016 Annual Meeting of The Reserve on the Eagle River Condominium Association.
- III. President's Address – Deb Forsline
- IV. Financial Review.
 - A. Balance Sheet
 - B. Profit and Loss Statement
 - C. Reserve Account
 - D. 2018 Budget
- V. Manager's Report – Dan McNeill, Managing Agent
 - A. 2017 Projects List
 - B. Reserve Study
 - C. Insurance and Risk Management
 - D. Rules and Regulations
- VI. Committee Reports.
 - A. Governing Documents Revision Committee – Deb Forline
 - B. Landscaping Committee – Linda Guerrette
- VII. Board of Director Elections.

The current Board consists of Andrew Abraham, Deb Forsline, Jess Frieze, Linda Guerrette, Marilee Horan and Brian Woodell. Andrew, Brian and Linda have terms that expire at the Annual Meeting. Susan Ferrari was also elected to the Board last year, but resigned early when she sold her home at The Reserve. Linda Guerrette and Christine Riker are declared candidates.
- VIII. Old Business / New Business.
- IX. Adjournment.

	2015 Actual	2016 Actual	2017 Budget	2017 Projected	2018 Budget
Ordinary Income/Expense					
Income					
301 - Common Assessments	399,448	431,809	417,500	417,500	403,100
312 - Interest - Replacement Reserve	168	132	200	149	200
315 - Finance Charges	546	366	500	1,202	700
316 - Clubhouse Fees	254	602	200	200	200
320 - Miscellaneous Income	350	955	0	1,029	800
Total Income	400,766	433,864	418,400	420,080	405,000
Expense					
519.1 - Lawn Care	20,900	18,211	20,000	18,752	20,000
519.2 - Landscaping	7,673	7,516	8,000	6,755	7,500
519.3 - Irrigation	6,315	6,272	5,000	1,074	3,000
519.4 - Tree Spraying	3,900	4,017	5,900	5,500	6,000
519.5 - Land Design	2,750			0	0
Total	41,538	36,016	38,900	32,081	36,500
520 - Operating Supplies	583	844	0	1,000	1,000
521.1 - Common Repair & Maintenance	28,176	31,802	27,000	35,362	36,000
521.2 - Janitorial	9,400	6,060	10,000	7,000	10,500
521.3 - Plumbing	7,441	8,767	12,000	18,747	12,000
521.4 - Fire/Life/Safety	3,654	2,121	4,000	1,200	3,000
521.5 - Insurance Claim	12,377	2,796	3,000	6,282	2,000
Total 520-521	61,631	51,546	56,000	69,591	64,500
523.1 - Snow Removal - Plowing	10,823	11,556	12,000	14,632	13,000
523.2 - Snow Removal - Roofs	6,470	7,652	8,000	10,000	8,000
523.3 - Snow Removal - Walks	4,214	4,549	5,000	5,000	5,500
	21,507	23,756	25,000	29,632	26,500
524 - Owner Community Relations	42	0			500
525 - Accounting	9,282	10,346	10,000	11,592	12,000
526 - Legal	1,475	495	1,000	1,000	1,500
528 - Pool (Gas)	2,374	2,090	2,500	1,402	2,000
529 - Pool (Supplies & Maintenance)	10,130	10,532	10,000	8,152	10,000
530 - Management Fee	24,000	24,000	26,000	25,200	25,200
532 - Insurance	37,658	38,006	39,000	37,974	39,000
538 - Office Expense/Board Meetings	4,597	4,311	3,000	3,081	3,200
540 - Trash Removal	13,624	13,859	15,000	16,354	17,100
542 - Water & Sewer	122,701	124,966	130,000	124,966	130,000
543 - Electric (Common)	15,364	15,304	18,000	15,304	17,000
544 - Miscellaneous	28	40		0	0
546 General Common Improvements		0	5,000	0	5,000
551 - Bank Charges		34		0	0
601 - Paint Buildings	25,348	32,422	24,000	22,600	0
602 - Paint Hallways	24,549		0	0	15,000
606 - Siding Replacement & Repair	7,284	7,914	10,000	9,205	0
620 - Parking Lot Striping			5,000	0	0
700 - Prior Year Deficit		22,364			
Total 524-700	298,456	306,683	298,500	276,830	277,500
Total Expenses	423,132	418,845	418,400	408,134	405,000
Excess (Deficit)	(22,366)	15,019	0	11,946	0
350 - Replacement Reserve Assessments	107,305	76,320	116,038	116,038	130,438

**The Reserve on the Eagle River Condominium Association
2016 Annual Meeting Minutes**

Thursday, December 1, 2016, at 6:30PM MT at the
Reserve Clubhouse
34999 US Highway 6, Edwards Colorado

ATTENDANCE: The following Directors were present:

- Deb Forsline
- Jess Frieze
- Linda Guerrette
- Marilee Horan
- Brian Woodell

The following Director was absent:

- **Andrew Abraham**

Other members in attendance were:

- See attached list

ALSO PRESENT: Dan McNeill, Managing Agent, Mariah Raiche of McNeill Property Management, Kerry Wallace, legal counsel and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With 50 of 131 unit owners represented either in person or by proxy, a quorum was established (accordingly to the by-laws, a quorum constitutes one-third of the membership or 44 units represented either in person or by proxy). Dan welcomed all to the meeting and read off all of the proxies received prior to the meeting, and Deb Forsline, President called the meeting to order at approximately 6:35PM
- II. Review and Approval of the Minutes of 2015 Annual Meeting. These minutes were previously distributed to all owners for review and posted on the website: www.thereserveontheeagleriver.com. There being no suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE 2015 ANNUAL MEETING OF THE RESERVE ON THE EAGLE RIVER CONDOMINIUM ASSOCIATION. The motion was seconded and carried unanimously.
- III. President's Address. Deb Forsline then addressed the membership. She gave the following report:

“Thank you for attending our 2017 annual meeting. Your volunteer Board of Directors takes the responsibility of HOA governance very seriously. We understand that you have placed your trust in us and we are striving to continually earn your trust in every decision that we make. Our commitment to support your financial interests, as property owners, is guided by the following standards for effective directors.

1. Effective directors have a fiduciary duty to act in the best interest of the association as a whole, leaving personal agendas aside.
Evidenced by our professionally prepared Capital Reserve Spending Plan
2. Effective directors have a duty to comply with and enforce the governing documents of the association.
Evidenced by our recent necessary parking rules update
3. Effective directors understand the value of soliciting input from stakeholders and *really listening* to what they have to say.
Evidenced by newsletters requesting community input followed by board and management responses
4. Each effective director understands that he/she is only one member of a board of directors and has very little authority to make decisions on behalf of the board.
Evidenced by establishing protocols of communication, authorizing our management company to act as our agent in working with contractors
5. Effective directors understand that the board room is the place to constructively debate association issues and that it is in the best interest of the association to speak with “one voice” after decisions are made.
Evidenced by discussing and debating decisions until either a consensus results or a clear majority view emerges
6. Effective directors are committed to governing with transparency.
Evidenced by increasing numbers of community members attending board meetings, contributing to the conversation and staying until board decisions are made
7. Effective directors strategically plan for the future.
Evidenced by the prioritization of our Operating Budget and Capital Reserve Spending Plan according to predetermined criteria moving from safety, structure, and maintenance based on useful life toward aesthetics and curb appeal, all with a focus on increasing property value and enjoyable community living standards.
8. Effective directors address the importance of ethics and integrity, especially regarding conflicts of interest.
Evidenced by evaluating, revising and implementing ethical policies and practices.

We thank you all for the opportunity to serve our community in this capacity. Please continue to offer your ideas and suggestions to your board of directors and support us by attending regular board meetings so that we can demonstrate our continued commitment to managing and governing together.”

IV. Financial Report. Kay Cheney of Intermountain Bookkeeping, prepared the current financial reports (as of October 31, 2016) and Dan McNeill presented them to the membership.

According to the Balance Sheet, the association has \$160,768.59 in the regular checking account and \$103,961.15 in the liquid asset replacement account. Accounts Receivable totals \$4315.79 for regular dues and \$25,728.74 for the irrigation project special assessment (these owners are on payment plans). Prepaid expenses total \$29,017.30.

The Profit and Loss Statement reveals that the association has total income of \$361,740 through October 31, 2016. Operating Expenses for the first ten months of the year total \$366,873. This compares with budgeted expenses of \$368,805. Net ordinary income is <\$5133>; this compares to a budgeted deficit of \$8044. Therefore, the association is \$2911 ahead of budget. Cost overruns have been experienced in the Common Repair & Maintenance, Pool Supplies & Maintenance and Water & Sewer line items. Savings have been garnered in the Lawn Care & Landscaping, Snow Removal and Pool Gas line items.

The 2016 beginning balance in the Replacement Reserve Account was \$107,305.28. Current year funding through October the Replacement Reserve Assessments totals \$69,960 and \$257,292 was added from the Special Assessment (to fund the Irrigation System Replacement Project). 2016 Capital Expenditures so far total \$260,163 and include \$13,224 for asphalt sidewalk improvements, \$11,401 for new gutters, \$13,513 to Guerrero's Roofing (the loan for the Roof Project is now fully paid), \$127,299 for the first phase of the Irrigation System Replacement Project, \$3356 for upgrading exterior lighting fixtures, \$2235 for alarm panel work, \$6048 for the Governing Documents Revision Project, \$4080 for sealing of the concrete bridge surfaces, \$3200 for the professional Reserve Study, \$1489 for the new Knox Box and \$10,718 for replacement of several deck support posts. The balance in the Replacement Reserve Account as of October 31, 2016, is \$108,002.

Dan then reviewed the approved 2017 Operating Budget with the membership. The association is expected to end this year very close to budget in the Operating Account. However, increases for Insurance and for Water & Sewer and the added cost to stripe the parking lots are expected in the coming year. Additionally, the Board wants to continue to contribute incrementally to reserves to help cover future capital projects facing the association in the next few years, including: the second phase of the irrigation system replacement project, the cyclical replacement of deck support posts, execution of the next several phases of the long term landscaping plan, painting and carpet replacement in common hallways, the additions of gutters and downspouts, asphalt work and more. Therefore, after very careful deliberation, the Board approved a 5% increase in regular dues for the coming year. In 2017, the total budgeted operating assessments are \$417,500

and the annual reserve contribution is budgeted at \$116,038. Beginning on January 1, 2017 dues will be:

\$316.85 per month for small two bedroom units
\$345.19 per month for large two bedroom units
\$446.98 per month for three bedroom units

Management distributed was an updated Dues Comparison. This compares the regular, monthly assessments at the Reserve (on a per square foot basis) to other, similar associations. Management also prepared and distributed a Budget Explanation Sheet that details the components of each line item.

- V. Manager's Report. Dan McNeill addressed the membership and referred to the 2016 Projects List, compiled during the Spring Walk Through, then circulated to all owners for comments and additions. Projects are then prioritized (with fire / life / safety issues given top consideration) and are completed during the summer and fall months according to budget constraints. At this point, the List is now substantially complete.

Dan reviewed the Reserve Study with the membership. This long term capital plan is a tool that the Board and management us to plan and budget for future capital projects. The Study identifies every element that the association is responsible to repair and replace (Component List), assigns a useful remaining life to each element and its estimates its year of replacement, along with replacement costs for each element. Capital projects slated for 2017 include the second phase of the Irrigation System Replacement Project, installation of the entryway garden around Building D and asphalt striping. Also under consideration for 2017 are: asphalt crack-filling and patching, speed bump work, installation of signs for assigned parking, drainage work, the continued replacement of rotten deck posts and joists, the continued installation of gutters and heat tapes on buildings that are painted, and the anticipated completion of the Governing Documents Revision Project.

Management distributed the Insurance Claims Procedure sheet to all. All insurance claims must go through management. The association's carrier is Assured Partners, with guaranteed building replacement underwritten by CAU. Each owner should have their condo owner's insurance agent contact the association's carrier to ensure that there are no gaps in coverage. Every owner needs to insure their own contents, possessions and UPGRADES to developer-installed finishes (including, but not limited to wood floors, granite counters and faux painting). Management recommends that every owner consider adding **loss assessment coverage** to their policy in conjunction with the project in the event that they are required to pay the insurance deductible for the association or damages result in loss of rental income.

Management distributed the updated Risk Management Checklist. This was emailed to all owners in November. It is also posted on the website. Owners are asked to follow the guidelines in the checklist in order to avoid costly damage and insurance claims. It also includes suggestions for water and energy conservation, and information about the carbon monoxide detector laws in Colorado. **Residents are asked to contact management immediately whenever a slow drain or drain back up occurs**; a clean out will be scheduled on that line. None of the fire alarms are connected to a central system. Therefore, any time a resident hears a smoke alarm go off, they must call 911 to report the alarm. The fire district will then investigate immediately.

The Board recently worked to revise the Parking Rules & Regulations and the updated document was distributed to all residents. Management is working to redistribute parking permits to all residents. One permit per legal bedroom is the standard by which the new permits are being issued. Trailers are to be moved to a designated lot on the north side of the property and one reserved parking spot in front of each building will be designated. **Code enforcement issues regarding parking, noise, pets, clutter and other nuisance issues can be directed to MPM's full time code enforcement officer, Jennie Lewis at 970-904-0519 or to jennie@mcneillinc.com. Photos are very useful when identifying code violations.**

Management distributed the Contact List for all owners. The List includes the address and phone number of the office, phone numbers and email addresses for the Maintenance Manager (Mike Skellion), Accountant (Kay Cheney), Code Enforcement Officer (Jennie Lewis) and the website information for the homeowners association. Owners are asked to keep this information handy and to give it to their tenants if they rent their unit.

VI. **Committee Reports.** Kerry Wallace then addressed the membership with regard to the ongoing Governing Documents Revision Project. Last year, the membership adopted CCIOA and the Board put the updated and required Responsible Governance Policies in place. The Board has reviewed the first draft of the Amended & Restated Declarations, returned several changes, and are now in receipt of the red-lined version. Once Board-adopted, the A&R Declaration will be presented to the membership and a special meeting will be scheduled to answer any questions. Homeowner feedback has been solicited and has been very useful to the process, so far.

The A&R Declaration will include exhibits (charts) that clearly define the responsibilities for insurance and maintenance of every element at The Reserve. 67% of the entire membership will need to vote in favor of its adoption in order to garner its approval. After that, notice will be posted in local publications and sent to all first mortgagees for a 60 day review period. If there are no objections

during that time period, it will signed into effect and recorded, whereby invalidating the previous and original Declaration.

Once the Declaration is adopted, legal counsel will work with the Board to ensure that a comprehensive and enforceable Amended & Restated Rules and Regulations document is put into place. Parking, Pool and Clubhouse use, rentals and other restrictions on use will be carefully spelled out and tie into the Enforcement Policy.

Finally, the Bylaws of the association will be amended and restated. This document addresses (among other things) how meetings are to be held, Board members elected and the number of owners required for a quorum at the Annual Meeting. There was a suggestion to reduce the number of owners required for a quorum at the Annual Meeting. The Bylaws currently in effect call for at least 30% of the membership to be present in person or by proxy to achieve a quorum.

After Kerry had addressed the various questions posed to her by those present, the membership thanked her for her presentation.

Linda Guerrette then reported on the progress of the Landscape Committee. The first phase of the Irrigation System Replacement Project is now complete, including the installation of the main line and the feeder lines to Buildings A through D. Beginning next spring, the remainder of the feeder lines and the Landscape Entry Project will be undertaken. The latter includes garden beds and berms around Building D, including the planting of trees, shrubs, grasses and some flowers. Signage will be incorporated using engraved boulders.

The goal of the Irrigation System Replacement Project is to reduce water usage and incorporate more drought resistant plants throughout the common areas.

Chris Dudar is heading up the Garage Feasibility Committee. A homeowner survey will be forthcoming at the beginning of next year so that the Committee can gauge interest and support for the construction of garages. Any new construction on the common elements will require a change to the Plat Map (and 67% membership approval). The Board will discuss this further at the January Board of Directors Meeting.

Dan reminded all owners that they are welcome at any Board Meeting, typically held at 6:30PM on the third Monday of every month in the Clubhouse.

- VII. Board of Director Elections. The current Board consists of Andrew Abraham, Deb Forsline, Jess Frieze, Linda Guerrette, Marilee Horan and Brian Woodell. Deb, Marilee and Jess have terms that expire at the Annual Meeting and have all agreed to serve another two year-term, if re-elected. Management

asked for additional volunteers prior to the meeting and Susan Ferrari offered to serve.

There was a MOTION: TO CHANGE THE SIZE OF THE BOARD OF DIRECTORS FROM SIX TO SEVEN MEMBERS. The motion was duly seconded and carried unanimously.

Ballots were distributed prior to the meeting and given to those owners who attended the meeting in person. Management tallied the returned ballots and Jess, Marilee, Deb and Susan were all elected to the Board for two-year terms. Officers will be elected at the next regular Board of Directors Meeting, scheduled for Monday, January 16, 2017, at 6:30PM.

VIII. Old / New Business. The membership discussed the proposed changes to the Declaration with regard to insurance requirements. The Board is attempting to shift more of the burden for insurance to individual owners in order to achieve some savings in its yearly premiums. Due to several large and recent claims, The Reserve has fallen into a higher premium category.

One owner asked whether the Declaration will place any restrictions on rentals. Deb Forsline responded that limitations on short term or nightly rentals has been discussed. Another owner noted that when a high percentage of units are designated as "rentals" it becomes harder to secure mortgages with competitive interest rates, so it may be in the best interest of the association to limit rentals in some manner. Dan commented that The Reserve does not lend itself well to short term or nightly rentals, given the nature of its location.

Another owner brought up concerns about storage at The Reserve. It was suggested that the revised governing documents permit residents to store some recreational equipment on decks and in common area closets. When asked whether the association has any plans to build additional storage areas or containers, Dan responded that was not in any long range plans at this time.

IX. Adjournment. There being no further business to come before the membership, the meeting adjourned at approximately 7:50PM.

Respectfully submitted,

Secretary to the Meeting

MEMBERS IN ATTENDANCE:

Bennett	D-204
Blackslee	D-203
Brackeen – Desmone	F-204
Brock	Q-202
Chadwick	B-203
Dabrant	J-201
Dudar	E-102
Ferrari	F-202
Glotzer	L-303
Graf	G-102
Larson	P-302
Luling	E-202
Lydens—Thayer	M-201
Mothershed	G-303
Murphy—Nilsson	L-104
Peck	Q-203
Peterson	Q-204
Schneiter	Q-201
Seehafer	J-202
Shiao	O-104
Sloniker	I-201
Terrazas	B-103
White-Hubbard	M-101
Wodlinger	C-101
Woodell	C-302
Young	F-302

MEMBERS REPRESENTED BY PROXY:

Abraham	F-201
Bellingrath	B-201
Bryant—Rives	P-204
Cummings	O-103
Dowling	D-201
Erikson	F-103
Gans	C-104
Gillie	N-302
Foster	P-202
Jacaruso	L-103
K2F Investments	B-303
K2F Investments	C-201
Little	N-201
Murphy—Nilsson	L-104
Pelchat	L-201
Pickle	G-203
Shackleford	O-303
Snyder	K-203
Sullivan	Q-103

THE RESERVE ON EAGLE RIVER BALLOT – 2017

THE BYLAWS PROVIDE FOR BETWEEN 3 AND 9 MEMBERS ON THE BOARD OF DIRECTORS.

_____ Linda Guerrette

_____ Christine Riker

_____ Write In Candidate: _____

_____ Write In Candidate: _____



Receipt of the Notice of Annual Meeting of Members and accompanying package dated is hereby acknowledged. The Reserve on Eagle River must be in receipt of the executed ballot no later than 11:59 PM Colorado time on November 30, 2017, via the delivery methods set forth below. No ballots will be accepted after this time and date unless they are presented in person by the Owner or proxy at the commencement of the Annual Meeting.

The following are the delivery methods for this Ballot Form:

1. Hand Delivery to the McNeill Property Management, 2077 N. Frontage Road Suite D, Vail, CO 81657;
2. Electronic delivery to Dan McNeill of McNeill Property Management at dan@mcneillinc.com;
3. Mail delivery – regular, express or certified to or the McNeill Property Management, 2077 N. Frontage Road Suite D, Vail, CO 81657
4. Facsimile to (970) 477-1147.

To be timely, all delivery methods must be instituted so as to have the Ballot Form received by the Association by 11:59 P.M. Colorado Time the day before the Annual Meeting at which the vote will be taken unless vote will be in person or by duly appointed proxy at the commencement of the Annual Meeting.

THE BALLOT MUST BE FILLED OUT, SIGNED, DATED AND TIMELY RECEIVED TO BE VALID

Date: _____

Unit Number(s)

Signature of Owner(s)

Print Name/Names _____

McNeill Property Management, Inc.

2077 N. Frontage Road, Suite D

Vail, Colorado 81657

Phone 970-479-6047 Fax 970-477-1147

dan@mcneillinc.com

www.thereserveontheeagleriver.com

"The Community Association Management Specialists"

**The Reserve on the Eagle River Condominiums
Board of Directors Self-Nomination Form**

Yes, I would like to serve on the Reserve on the Eagle River Condominium Association Board of Directors for a one-, two- or three-year term.

Name: Christine Riker _____ Signature: Christine Riker _____

Unit #: L202 _____

Email Address: Christine.Riker@gmail.com _____

Cell Phone Number: 616-644-4785 _____

Why would you like to serve on the Board?

I would like to serve on the Board because I am excited to be a new homeowner in The Reserve and want a chance to give back to my new community. I do not have any history with existing issues and would like to bring a fresh, new perspective to standing concerns as well as new concerns. I have a strong sense of right and wrong and would be able to put the greater good of the community above specific interests because it is the right thing to do.

What experience can you bring to the Board and what would you like the other owners to know about you?

The experience I can bring to the Board is I currently work in the clean energy industry on developing market driven changes and would like to bring that perspective that balances sustainability and economic concerns to the Board.

I am originally from Michigan and after completing my undergraduate degree embarked on a leap of faith to take a couple years off to spend time living and working in the valley. I fell in love with the area then for its beauty, connection to nature and for the great people that live here. I was pulled away to pursue my career aspirations through further education. Now after ten years and counting at the great same company, I continue to be thankful to be back living in the valley permanently. I always joke with my friends that I am still a ski bum at heart but now I am a ski bum with a career! When I am not working, I try to get outside as much as I can by hiking, biking, skiing, backpacking, running and all the great activities our area has to offer.

McNeill Property Management, Inc.

2077 N. Frontage Road, Suite D

Vail, Colorado 81657

Phone 970-479-6047 Fax 970-477-1147

dan@mcneillinc.com

www.thereserveontheeagleriver.com

"The Community Association Management Specialists"

The Reserve on the Eagle River Condominiums
Board of Directors Self-Nomination Form

Yes, I would like to serve on the Reserve on the Eagle River Condominium Association Board of Directors for a one-, two- or three-year term.

Name: LINDA GUERRETTE Signature: _____

Unit #: I -203 _____

Email Address: lindguerrette9@gmail.com _____

Cell Phone Number: 970-471-0936 _____

Why would you like to serve on the Board?

I believe the combination of my knowledge of The Reserve and my working relationship with McNeill Management would make me an invaluable member of the Board of Directors.

What experience can you bring to the Board and what would you like the other owners to know about you?

I've been a full time resident/owner since August, 2001. My commitment to making this property the best place to live in the valley for locals began with the following services:

- Elected as a Board Member 2002 - 2008
- Assistant Property Manager from 2005-2008
 - Property Manager 2008-2014
- Active homeowner serving on committees 2014
 - Board Member since 2015

I believe that my extensive background and knowledge of this property gives me insight into our current and future needs. I understand our finances as an HOA as well as a working member of the community.