

The Reserve on the Eagle River
Board Meeting Minutes
Tuesday March 20, 2018 at 6:30PM
Reserve Clubhouse

BOARD MEMBERS PRESENT IN PERSON: Deb Forsline, Linda Guerrette, Jess Frieze, Marilee Horan, Eric Goodling and Christine Riker

ALSO PRESENT IN PERSON: Dan McNeill, Managing Agent and Bob Oppenheimer of McNeill Property Management, Secretary to the Meeting

HOMEOWNERS PRESENT IN PERSON: Brian Woodell (Unit C-302) and Fritz Hampton (Unit O-104)

- I. Roll Call. All six Board Members present, a quorum was established. Deb Forsline called the meeting to order shortly after 6:30PM.

- II. Review and Approval of the Minutes of February 19, 2018, Board Meeting. These minutes were drafted and circulated to all Board members for review and comment via email prior to the meeting. Some changes were incorporated and then recirculated to the Board. There being no further suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE February 19, 2018, BOARD OF DIRECTORS MEETING AS PRESENTED. The motion was seconded and approved unanimously.

- III. Homeowner Forum: Brian Woodell and Fritz Hampton requested to speak at the end of the meeting when the Solar Power Plant discussion takes place. There was also a question raised questioning how many trailer spaces are currently being billed out. There was some clarification as to who has a trailer parked as their second vehicle vs. who is paying for a trailer space in addition to their two vehicle allowance.

- IV. Financial Review Dan McNeill reviewed items of the financial reports as prepared by Kay Cheney, bookkeeper for the association. Letters have been sent to owners in arrears. Payment plans to catch-up on assessments have been enacted. A letter will be sent to those in arrears in irrigation assessment.

According to the February 28, 2018 Balance Sheet, the association has \$74,163.14 in the regular checking account and \$190,123.60 in the liquid asset replacement account. Assets, liabilities and equity total \$318,279.84 including \$16,401.70 in prepaid insurance premiums and \$77,582.37 in Working Capital Reserve. The balance in the Replacement Reserve Account is \$167,797.84.

- V. Manager's Report. Dan McNeill, Managing Agent address the Board and gave Mike Skellion's maintenance report:
- The Clubhouse toilets are in.
 - The space heater has been turned off to conserve costs in this unusually warm weather. Board was asked to watch the temperature in case the heater needed to be turned back on because of unexpected cold weather.
 - Heat Tape has also been turned off to conserve costs
 - An early clean up is slated for April because of warm weather
 - April 16th @ 3:00 has been scheduled for the Spring Walk-thru. This will start at the Pool Area
 - The pool mechanicals is being evaluated to estimate normal remaining life on the equipment.

The new lighting at building C was used as the "test case". There are issues that need to be addressed before that project can proceed, including the color of the light, better use of motion sensors and energy saving dimmers

The priority project needs to be the Deck Inspections and Post Replacement. This is a safety and liability issue. Posts will be replaced, joists will be inspected and deck protectors will be addressed so that the drainage does not continue to deteriorate the new decks.

- VI. Committee Reports. Deb Forsline and Jess Frieze will meet Tuesday, March 20th to review the Rules and Regulations. The notes and suggestions will be sent to the attorney.
- VII. Old / New Business The Solar Panel project was explained with updates to its present state. Brian Woodell, owner, asked about vulnerability issues to the HOA. Deb Forsline noted his concerns and will ask the attorney. Felix Hampton asked if there was an option to buy back the Solar Equipment from the owner/3rd party, sooner than 8 years. A legal review was determined as a necessary precaution. The question was asked: will the easement to the Solar Panels need to be accessible forever?
- VIII. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 8:10pm.

Respectfully submitted,

Secretary to the Meeting