

Harbor Village Homeowners Association, Inc.
Board of Directors Meeting
September 16, 2015 at 5:10 p.m.

The newly elected Officers, Bill Whitsitt, Deb Johnson, Gina Walthall, Dena Brunskill and Stuart Cole held their first meeting immediately following the Annual Meeting which took place on September 16, 2015 at 3:00 p.m. Also present were Dave Roberts and our Attorney, Alan McCormack. Bill asked if all newly elected officers had received proper notice of this meeting. All agreed unanimously that they had been properly notified.

Election of Officers – Bill Whitsitt was elected as President, Deb Johnson as Vice President, Dena Brunskill as Treasurer and Gina Walthall as Secretary. Bill made the motion to approve all of the nominations. Stuart seconded this motion and it was approved unanimously.

Bill handed out sets of minutes from the last two brief meetings that were held. Gina made a motion to approve the minutes and it was seconded by Dena. The minutes were approved unanimously.

Bill passed out the resolution for the filings with the Secretary of State regarding the name change for Harbor Village. Deb made a motion to adopt the resolution and it was seconded by Dena. It was approved unanimously. Bill felt it was necessary for everyone to sign this resolution.

Follow up to the Meeting – Bill felt we would need a legal opinion about what we can do on our streets in regard to attempting to discourage or limit access. He indicated that it would be prudent to clarify restrictions we may face based on our CC&R's, state law, county regulations and the like, especially since we do not own our streets and common areas. The Board all agreed that he speak to Alan McCormack about this issue.

A newsletter to all homeowners regarding the Annual Meeting was discussed. Bill offered to make up a draft for the Board's suggestions and approval before it is sent out.

Old Business

Landscaping – Bill handed out a resolution that would give our approval for Dave to try and negotiate something with Swan River to do an initial landscape design for the Eagle Bend West Subdivision common areas. The Board approved an expenditure of up to \$1,000 in 2015 for landscape design and consultation work that may be required, including for 2016 budget planning. Gina made a motion to approve the resolution and it was seconded by Deb. The resolution was approved unanimously.

Stuart brought up the fact that we need some sort of lighting on Canal Street. Dave is to follow up in regard to some sort of lighting.

Website – Bill informed the Board that the only thing the web designers were waiting for was the name change. He can now call them and let them know the correct name change, which would be Eagle Bend West Community Association, Inc. They would like to get the website up and running by the end of the month.

Design Review - There was discussion about whether we have any kind of requirements for the size of homes being built. Bill indicated that we would consult with John Cannon about this issue.

New Business

Budget process and timing – Bill gave everyone a list of potential meeting dates for the next year, including budget deadline notes. He suggested we go over them and try to coordinate our calendars. Dena wants to have a session to meet with Paul, Dave and Bill in regard to the budget. Stuart suggested she call our attorneys to find out where we are regarding the charges to date. It was noted that we need some kind of a pro forma projection as to where we are going to be at the end of the year.

Financial controls evaluation and recommendation process – The Board discussed the need for a stated policy on check signing authorizations. Bill suggested that Dena, as Treasurer, may want to provide a recommendation to the Board.

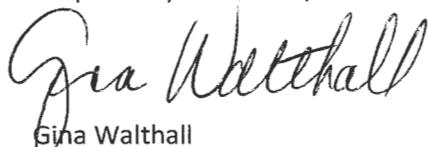
Lien policy process –The Board did address the late fee issue and lien policies. The Board does have the authority to lien properties, but there was never any timeline in effect. There was general informal agreement that a policy needs to be developed, and Board members were encouraged to think about what the policy should be so that a proposal might be considered at a future meeting.

Electronic notification and ballot consents were signed by all board members for filing.

There being no further business, the meeting was adjourned at 6:25 p.m.

Approved resolutions are attached.

Respectfully submitted,



Gina Walthall
Secretary

Approved on 10-5-15

Harbor Village Homeowners Association, Inc.

Board Meeting
September 16, 2015

Resolution

To Execute Name Change and Adoption of Bylaws Authorized by Members

By authority granted by more than a two-thirds affirmative votes of all members of the Harbor Village Homeowners Association, Inc., at the 2015 Annual Meeting of September 16, 2015, the Board hereby authorizes and directs the President to make appropriate filings with the Montana Secretary of State and take any other necessary actions to:

- change the name of the Association to Eagle Bend West Community Association, Inc.;
- reserve the name Harbor Village Homeowners Association, Inc., for use by the Association as an assumed business name; and,
- upon the name change to Eagle Bend West Community Association, Inc., operate under the revised bylaws approved on September 16, 2015, by a greater than two-thirds majority vote of all Association members.

Voting Yes

Voting No

Sharon Cole
DEBORAH IL JOHNSON *DL*
Gene Wallace
Dena L. Brunckley
William F. Whitworth

Approved 9-16-15

Secretary:

Gene Wallace

Date:

September 16, 2015

Harbor Village Homeowners Association, Inc.

**Resolution on Landscape Committee Recommendations
and Hiring a Landscape Designer**

The Board thanks the Landscape Committee for its research and recommendations on common area landscaping improvements.

The Board also authorizes Dave Roberts to hire Swan River Gardens to do an initial landscape design for the Eagle Bend West Subdivision common areas for Board consideration.

The Board approves an expenditure of up to \$1,000 in 2015 for landscape design and consultation work that may be required, including for 2016 budget planning.

*Approved 9-16-15
Gina Watthall*