



Eagle Bend West Community Association, Inc.

In the greater Harbor Village community- a great place to live!

**To: Members, Eagle Bend West Community Association, Inc.
(Formerly Harbor Village Homeowners Association, Inc.)**

From: Directors

Date: September 22, 2015

Subject: Name Change and Annual Meeting Summary

Welcome to our first update memo under the banner of our new name: Eagle Bend West Community Association, Inc. (that we will periodically refer to as EBWCA).

Name Change

Our name change became effective on September 17, the day after 100% (or 51) of those attending or represented by proxy, and 89% of all Members, at our Harbor Village Homeowners Association, Inc. Annual Meeting voted for the change to conform our name to that specified in our Declaration of Covenants, Easements and Restrictions (CC&Rs). The name change follows the Flathead County District Court's recent ruling validating our Association's ability to administer and enforce the CC&Rs. It was accomplished by the Montana Secretary of State's accepting an amendment to our 2002 Articles of Incorporation.

Annual Meeting

The September 16 HVHOA Annual Meeting saw one of our largest turnouts and proxy representations. With 89% of all members present or represented new bylaws for Eagle Bend West Community Association, Inc. were approved with 88% of all Members voting in favor. In addition approval was given by all Members to authorize negotiation and approval of a longer-term landscaping contract.

Other important business included election of five directors (the number specified in our new EBWCA bylaws) to one-year terms (also specified). New Board members are Dena Brunskill and Stuart Cole. Returning for new terms are Deborah Johnson, Gina Walthall and Bill Whitsitt. (Paul Clegg, who provided the Association with wonderful service on the Board and as Treasurer, decided to not run for another term.)

Although draft minutes of the meeting with more detail will be posted on our forthcoming website, we believe a few meeting highlights and discussion points are worth noting:

- We are in solid financial condition, with reserve accounts either fully funded or, in the case of the road reserve, on track for balances currently estimated to be prudent for the long term. In addition, we expect an operating cash surplus at the end of the year, even including significant first steps toward addressing important capital project needs.
- Our financial strength, based in large measure on good cost control by our property management company and prioritization, provides an excellent context for Board 2016 budget work that is beginning this week.
- Among projects that are already partially underway in terms of planning, with 2016 costs to be evaluated carefully, is entrance and common area improvements recommended by our Landscape Committee. Consideration will be given to accomplishing work in phases over several years.
- There was excellent discussion of the longer-term need to update our CC&Rs once the Montana Supreme Court has ruled on the current appeal of the Flathead District Court ruling on HVHOA. Eleanor Bailey deserves special credit for suggesting that a task group of residents be appointed to work on this matter. The Board has informally agreed that this idea makes much sense, and asks that any residents with ideas about amendments, or with a desire to be part of the CC&R group, let any Board member or property manager Dave Roberts know. And we encourage everyone to read our current CC&Rs if you've not done so recently. If you do not have a copy, they will be posted on our new website as soon as it is operational.

We thank everyone who attended the Annual Meeting, or who provided a proxy. The strong engagement led to a highly constructive and productive meeting.

Board Action

Following the Annual Meeting the Board elected the following officers to serve until the next Annual Meeting:

Bill Whitsitt	President
Deb Johnson	Vice President
Dena Brunskill	Treasurer
Gina Walthall	Secretary

The Board also adopted resolutions executing the new EBWCA bylaws effective with the change to the Association's new name, and authorizing the actions that were taken the next day with the Secretary of State to make the change.

The Board initiated its 2016 budget planning process, noting that a draft budget is to be provided to Members on or before November 1. Dues levels will then be set, with dues notices to be sent to Members on or before December 1.


Dues Invoices and Payments

Since the Board adopted its late payment fee policy several months ago, several residents have apparently inadvertently missed their dues payment deadlines, and several have indicated that they may not be seeing their dues invoices. Since separate systems are used to send these memos and invoices, please contact Western Mountains Property Management (406.257.1302) if you want to confirm or change the e-mail address for invoices. Western Mountains will also continue to ensure that there is a clear "EBWCA Dues Invoice" mention in subject lines of transmission e-mails. And it will also set up an ACH automatic payment process if residents want to pay that way. A call to the Western Mountains office is all that is required.

Thank You

All of us, as continuing and new Board members, thank you for your encouragement and help as we continue to work on having the entire Harbor Village community recognized as the Flathead Valley's premier place to live, play and invest.


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