

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
JANUARY 25, 2016

## Minutes

The meeting was called to order at 10:00 a.m., by President Bill Whitsitt. Present at the meeting were Stuart Cole, Dave Roberts and Tamas Gannon. Also present by telephone conference call were Dena Brunskill and Gina Walthall. Deb Johnson did not attend but Bill Whitsitt had her proxy. Everyone agreed that they had been notified properly of this meeting by email.

A motion was made by Dena to approve the minutes of the 23<sup>rd</sup> of November meeting. The motion was seconded by Stuart. The minutes were approved unanimously.

A motion was made to ratify the year end funds transfer resolution that was previously adopted by Gina and was seconded by Dena. It was approved unanimously. The resolution states:

*(This resolution modifies the Board's 2016 budget approval motion that was unanimously approved on October 5, 2015. The budget and motion contemplated carryover of excess funds into general operating accounts. The resolution below was adopted unanimously by e-mail circulation to the Board between December 10 and December 30, 2015. It is presented for ratification at a regular meeting of the Board.)*

Resolved: The motion regarding excess operating funds from 2015 shall be amended to read: Excess operating funds from 2015 shall be rolled over into the 2016 budget for the purpose of future repairs and maintenance. The purpose of this motion is to comply with IRS code 70-6045.

Bill changed the order of the agenda in order to accommodate Tamas Gannon in regard to our landscaping project. All the Board members had received copies of his plans and drawings. Bill stated that the entrance, right now, is our main priority. Tamas gave us his overview of the plans. Stuart questioned whether we will have enough color. Tamas assured him there will be plenty of color, but that whoever maintains the landscaping must be knowledgeable on how to maintain it. Plants need to be cut down at a certain time in order to regenerate the flowers. Bill suggested that we might hire Tamas at an hourly rate to consult about the flowers and landscape. Tamas is going to come up with estimates on potential bid components to assist the Board in evaluating bids. Bill suggested that Tamas work on the estimate.

Presidents Report - Bill reported that we have received excellent responses to our Supreme Court decision, not only from home owners but also local realtors.

Bill wants to have an information session with some of the realtors, as well as showing them our website.

Property Managers Report - Dave mentioned that nothing is really going on this time of year. We had a tree go down on Harbor Drive, at the end of the pavilion property. Stuart brought up the fact that realtor signs are not supposed to have flyers attached. He said that the practice is against our rules and regulations. This can be brought up at the informational meeting with the realtors. Dave brought up the fact that we need to renew the contract with our Black Magic Landscape. Bill suggested we lock in the price for 3 years since it is such a good price. The Board all agreed, as long as we have some sort of 60-day escape clause in the contract.

Treasurer's Report - Dena suggested we write a letter on our financials letting everyone know where we are financially. She feels if anyone wants to see the full financials, that they should contact Dave to look at them. Bill proposed a motion that we put out a newsletter that includes a summary of our financial review to the membership, as soon as a draft can be circulated and approved by the board, that explains an overview of our financial situation including variances, from the budget and in addition, the letter would offer to have the profit and loss statement and balance sheet sent to any member that requests it from Dave Roberts. It was seconded by Gina. The motion was approved unanimously.

There was discussion about moving from an accrual accounting method to a cash method of accounting. We would like to have our CPA involved in this discussion. Bill will contact Steve Stahlberg and get his opinion.

Stuart would like to have our Road Reserve fund in an account that has a better percentage rate. Dena agrees and will look into the matter when she gets to Montana. He also wanted to know how much was in the capital accounts. She indicated she will know by the end of February.

Lien Policy - An email was sent out to to the Board regarding the lien policy for late or non payment of dues. Once agreed upon, a letter needs to go out to the members, as well as being posted on the website, as to the process. A motion was made by Stuart, for the Board to adopt a lien policy, the outline of which was approved and subject to drafting and potential revision by legal council. The motion was seconded by Dena. It was approved unanimously.

There being no further business the meeting was adjourned at 12:15 p.m.

Respectfully submitted

Gina Walthall  
Secretary

*Approved unanimously on 3/21/16  
W. Walthall  
President  
(for Gina Walthall)*