

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 21, 2016

The meeting was called to order at 9:43 a.m., by President Bill Whitsitt. Present at the meeting were Dave Roberts and Deb Johnson, and by conference call, Stuart Cole, Dena Brunskill and Gina Walthall. Also present was Tamas Gannon. Everyone agreed that they had been notified properly of this meeting by email.

Since Tamas was attending the meeting, Bill felt it was considerate of us to put him first on the agenda, regarding the consideration of the landscape bids that we received. Dave Roberts had sent out the 3 bids to all of the Board members for their review. Tamas reviewed all 3 bids with the Board. It was his opinion that we go with either Biggy's or Kings Landscaping. He felt that their bids were the most complete and thorough. He was familiar with both companies and discussed their qualifications with the Board. Bill thanked Tamas for all his great work and for his help. He also asked if Tamas would monitor this project for us to make sure that it is being carried out as planned. After much discussion Dena made a motion that we tentatively accept Biggy's bid, with Dave to follow up, and was seconded by Deb. The motion was approved unanimously.

A motion was made by Stuart to approve the minutes of the January 25th meeting. The motion was seconded by Dena. The minutes were approved unanimously.

A motion was made by Bill for the Ratification of Additional Board Funds Transfer and Bank Account resolutions:

Resolved: Based on the IRS rules pertaining to year-end cash being allocated to reserves, and previous EBWCA Board action to do so, the Board believes that further specificity as to individual reserve fund allocation of 2015 YE cash is appropriate and desirable. The Road Reserve is held in a separate interest-bearing account with its 2015 assessment income already transferred to it. Therefore, the remaining YE 2015 cash balance is allocated as follows:

\$31,532.24; Working Capital/Operating Reserve \$15,000.

(This resolution was offered and circulated by e-mail by President Bill Whitsitt on January 28, 2016. It had been seconded by Treasurer Dena Brunskill. Unanimous e-mailed approval was received by January 29, 2016).

Resolved: To further improve segregation and transparency of reserve funds, the Board approves establishing a segregated interest-bearing bank account for the EBWCA Capital Reserve.

(This resolution was originally offered by Treasurer Dena Brunskill and was seconded by President Bill Whitsitt who circulated it on January 28, 2016. At the suggestion of Stuart Cole, Dena modified her motion and Bill re-seconded for an e-mail vote. Unanimous approval was obtained by e-mail ballots by January 31, 2016).

The above motions were seconded by Dena and was approved unanimously.

Presidents Report – Bill discussed the meeting of realtors that was held. Bill indicated there were a couple of follow up action items discussed. One was providing a community wide website that would be available primarily to provide contact information for the various neighborhoods. Secondly would be a map that Dave has been working on. Dave will be looking for volunteers to handle this for the communities.

Property Managers Report - Dave reported that nothing will start with the landscaping until April 1st. Dave talked about the maintenance of the lake, maintaining the cattails and the level of the lake. The light fixture on the sign out front needs to be changed for better illumination at night. In order to do this a trench needs to be dug at a cost of \$695.00. The Board felt it was a worthwhile expenditure. A motion was made by Gina to go ahead and approve the lighting pending more research from Dena. The motion was seconded by Stuart. It was approved unanimously.

Treasurers Report – Dena informed the Board that we are doing fine. Dave and his office have been working very well with her and is answering all and any of her questions. Dave invited Dena to come to the office to look at all of the reports when she gets up to Bigfork. It was suggested that Dena make up a new Chart of Accounts for them to review. Bill indicated that he and Dave did get the separate account opened for the additional Capital Reserve so that it is now separated from the Road Reserve.

There being no further business the meeting was adjourned at 11:10 p.m.

Respectfully submitted

Gina Walthall
Secretary

Approved unanimously on 5/23/16
G. Walthall
President
(for Gina Walthall)