

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

MINUTES

The meeting was called to order at 10:04 a.m., by President Bill Whitsitt. Present at the meeting were Stuart Cole, Dena Brunskill, Gina Walthall, and Property Manager, Dave Roberts. Deb Johnson could not attend, but had given her voting proxy to Bill Whitsitt. Everyone agreed they had been notified properly by email.

A motion was made by Stuart to approve the minutes of June 29, 2016. The motion was seconded by Dena and was approved unanimously.

President's Report - Dave reported that the water feature pump has not been working. There was some discussion about the lease of the pump. Dave was asked to try and find out if we have any kind of a written contract or lease. The cost for repairing the pump would be approximately \$5,000. It was decided that we would do some more investigating and also to wait and see if there is a contract and what the contract states.

Property Manager's Report - Dave informed us that people have been driving their cars over our property to get to the pickleball courts and damaging water sprinkler heads. He is going to put up a small fence to stop this issue. Dave also had heard from the Bigfork Fire Department. They wanted to know if we could possibly waive the fee for them. Bill indicated that we could not waive the fee because of our management agreement. There is a possibility that we could make a donation to cover the fee.

Dave brought up the algae in the canal. He had talked to Lane, who owns the machine used to plow through the water. Lane indicated that it could be because of the weather being warmer this year and also fertilizer from everyone's yards. He told Dave that it would take him a day or so and he charges \$1500 a day. There is no guarantee that the algae won't come back. Since Osprey home owners are also involved, Dave is going to talk to them about splitting the cost.

Treasurer's Report – Dena presented her report. She had some questions for Dave about some of the accounting.

Design Review Report – Bill reported that as of this meeting we do not have a draft yet, but hopes to have one as soon as possible for us to review. It will be a refined version of the one we had reviewed previously. We hope to have it ready so it could be distributed before our Annual Meeting.

Annual Meeting Planning – Bill asked that we approve the Draft Agenda for the Annual Meeting and the Minutes from the 2015 Annual Meeting so they can be distributed as soon as possible to all the property owners. Stuart made the motion to approve the Draft Agenda and the Minutes of the 2015 Annual Meeting. The motion was seconded by Dena. The motion was approved unanimously.

There being no further business, the meeting was adjourned at 11:27 a.m.

Respectfully Submitted,

Gina Walthall
Secretary

*approved 8/29/16
W. Walthall
for Gina Walthall*