

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 29, 2016

Minutes

The meeting was called to order at 3:10 pm by President Bill Whitsitt.

Present were Deb Johnson, Dena Brunskill, Stuart Cole and Bill Whitsitt who had Gina Walthall's proxy. Also present was Property manager David Roberts.

All members present agreed that they had received proper notice of the meeting.

Minutes of the July 25, 2016 Board meeting were approved unanimously following a motion by Dena, seconded by Deborah.

Minutes of the August 4, 2016 Board meeting were unanimously approved following a motion by Deborah and second by Dena.

Draft Minutes of the August 4, 2016 Annual Meeting were reviewed and approved unanimously for presentation at the next Annual Meeting. The unanimous approval followed a motion by Deborah and second by Stuart.

In his President's Report, Bill said that he had signed the contract with the Flathead Lake Biological Station for canal water sampling (pursuant to approval at the last Board meeting). He discussed the neighborhood walk and the various comments of the 15 neighbors during it. (Dave Roberts offered updates on all items based on his having reviewed the item list circulated before the meeting.) During the discussion, Dena suggested the need for a Pavilion Committee of the Harbor Village Neighborhood Council to oversee and help with Pavilion cleaning and other matters. Bill agreed to make the suggestion to the HVNC. Bill also handed out a newsletter draft for review.

Dave Roberts provided a brief Property Manager's report, noting that his major items would be discussed in the order on the agenda.

In her Treasurer's Report, Dena noted that we are on-track with our budget. However, in preparation for 2017 budget planning she will meet again with EBWCA's accountant, Steve Stahlberg and then recommend some budget category changes. She agreed that these should not cause any additional property manager work going forward.

The water feature pump motor failure was discussed at some length. Agreement was reached to the effect that Dave will gather information on companies capable of repairing or replacing the water feature pump and maintaining the entire water feature and irrigation system. They will be invited to examine the system and offer

approaches to repairing and/or updating it, along with maintaining it. Then a Request for Proposals and bids will be put out. Dave assured the Board that there should be no problem finding an interim contractor for routine pulling-out of the irrigation pumps before winter weather risks causing freeze damage.

The canal algae situation was discussed at length. There seemed to be consensus that the Board should continue to play at least a catalyst role in finding cost-effective short- and long-term solutions. It was noted that Eagle Bend Yacht Harbor and Boat Slip Owners Association owns the canal itself but has not accepted responsibility of keeping it clear of weeds and algae. There was support for working with Osprey Homes, the Yacht Harbor and Golf Course toward a cooperative set of approaches. Bill had already talked with the presidents of Osprey Homes and the Yacht Harbor and said that he would continue that process. It was also noted that canal-side residents had already begun obtaining voluntary donation commitments for work that might be needed. No decision was made on whether or to what extent EBWCA might make a one-time financial contribution on the basis that an attractive and navigable canal is an enhancement that benefits the entire community.

(At one point Bill mentioned that both the water feature and canal matters would receive prominent treatment in the newsletter. He asked for Board input in time for the newsletter to be distributed by August 31.)

As for other business, Bill offered a motion to ratify an e-mail resolution approved on August 17 to pay an equal share (\$894) of common area transfer-related legal costs billed to all Harbor Village associations by Bill Astle, a Kalispell lawyer. Deborah seconded the motion and it was unanimously approved.

Dena asked that we support another cell phone tower in the area to improve service quality. The Board was in agreement on the need for the tower and agreed to include in the next newsletter a brief article on how residents can help the effort.

There was brief executive session discussion of legal matters.

With no other business pending, the meeting was adjourned at 4:25 pm.

Approved 9-26-16
Jen Walcott
9-29-16