

**EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 31, 2016**

MINUTES

The meeting was called to order at 10:10 a.m., by President Bill Whitsitt.

Present as the meeting were Property Manager Dave Roberts, and by telephone conference call Deb Johnson, Dena Brunskill and Gina Walthall.

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

Approval of Minutes

A motion was made by Gina to approve the minutes of the September 26th meeting. Dena seconded the motion and the motion was approved unanimously.

Property Manager's Report – Dave got the proposal from Biggy's to finish off the area around Dompier's house. There was a motion from Dena to accept the proposal, and was seconded by Deb. The motion was approved unanimously.

Dave discussed the insurance on the Pavilion. Bill suggested that we should get some more bids on the insurance.

Treasurer's Report

Dena reported that everything looks good. She is going to call our accountant in December for him to do an accounting review of our books.

Ratification of E-Mail Vote on Western Mountains Property Management Contract Extension

Bill moved the Ratification of a previous email vote on Western Mountains Property Management contract extension. Deborah Johnson seconded the motion described below:

On September 27, 2016 President Bill Whitsitt moved by email to extend the existing EBWCA property management contract with Western Mountains Property Management without changes in accordance with the draft extension agreement provided by Property Manager Dave Roberts at the Board meeting of September 26, 2016. The Extension agreement provides for the property management contract to expire on March 31, 2020.

Following brief discussion by email, the motion was seconded on September 28, 2016 by Vice President Deborah Johnson. By September 29, 2016 all Board members had voted in favor of the motion.

There was no discussion and the members present and participating agreed unanimously to ratify the e-mail vote.

Ratification of E-Mail Vote on Resolution to Accept Common Area Parcel from Bankruptcy Court

Bill Whitsitt proposed and Deborah Johnson seconded a motion to ratify the resolution previously adopted by electronic vote as described below:

On October 21 Bill Whitsitt moved by email that the EBWCA Board adopt the resolution below. Deborah Johnson seconded the motion and it was approved unanimously by email votes.

The Board of Directors of Eagle Bend West Community Association, Inc. ("Board") recognizes that the property more particularly described in the form of Grant Deed by Trustee attached as Exhibit "A" ("Common Area") is vital to the continuing use and enjoyment of each of the lot owners in Eagle Bend West Community Association, Inc.

The Board notes that it was always the intent of Rocky Mountain Recreational Communities, LLC ("Developer" or "Debtor") for the Association to own and manage the Common Area, however, ownership transfer of the Common Area was not accomplished prior to the Developer's bankruptcy.

The Board believes that the ownership of the Common Area maintenance is vital to the lot owners served by the Board. It is, therefore, resolved by the Board that Eagle Bend West Community Association, Inc. will accept as a grantee ownership of the Common Area from the Debtor as more particularly set forth in Exhibit "A." The undersigned represents that by this signature below, he has received unanimous consent by email of this resolution from the all members of the Board.

Bill asked for a motion to approve the final budget. Dena made a motion to approve the final budget and the Member transmittal letter. Gina seconded the motion, and the motion was approved unanimously.

There was no discussion and the board members present and participating unanimously approved the ratification.

Water Feature and Pump repair - There was some discussion with Dave regarding the water feature pump repair or replacement. Dave is still working with a couple of companies.

Canal Algae Treatment – Dave informed the Board that we cannot get our permit until the Spring. Bill said that we still need to meet with the Biological Station and get a meeting with them, the golf course people and canal people to get their views.

Other Business – There was discussion about the Demand Letter to Jess Management. Bill suggested that Deb contact Wendy to try and get a contact person who is managing this case.

There being no further business, the meeting was adjourned at 10:45 a.m.

Respectfully submitted,

Gina Walthall, Secretary

*Approved by the Board
unanimously on 11/28/16
W. Walthall
President
for Gina Walthall
Secretary*