



Eagle Bend West Community Association, Inc.

In the greater Harbor Village community- a great place to live!

To: Members, Eagle Bend West Community Association, Inc.
(Formerly Harbor Village Homeowners Association, Inc.)

From: Directors

Date: August 31, 2016

Subject: Annual Meeting Summary and Other Updates

August has been a busy month in the community - with seasonal residents and lots of visitors. After all, it is Summer in the Flathead!

Annual Meeting

Turnout for our Annual Meeting on August 4th was very solid. We had thirty owners present and eleven represented by proxy.

In summary:

- We re-elected all Board members (with officers re-elected at a Board meeting immediately following the Annual Meeting. We appreciated new resident Dan Marcus indicating a willingness to serve on the Board and expect to see him nominated again in the future.
- A number of updates were provided, including on progress toward aligning ownership of various greater Harbor Village community common areas with the five separate homeowners' associations in the community. Reports were also given on status of work to address water feature pump failure and canal algae bloom issues. (More on these below.)
- There was good discussion of the comment process on potential Design Review Guideline updates and improvements, and some specifics included in the draft circulated ahead of the Annual Meeting. The Design Review Committee will consider EBWCA member comments before deciding what to finally recommend for Board approval. Residents have until September 4 to provide written input on the "redline" draft of potential DRG changes. At that time the Committee will review them and recommend a path forward.

Since the Annual Meeting there has apparently been some confusion about the process and the connection between the DRGs, the CC&Rs, the Committee and the Board. So, if any of this is unclear and you have questions, please contact a member of the Board or DRC Chairman John Cannon so that questions may be answered quickly and accurately.

Neighborhood Walk

Fifteen neighbors (and one beautiful dog named Zack) took part on August 13 in one of our periodic Saturday neighborhood walks (and golf cart rides) designed to see how our community is doing. Over two hours the participants provided what turned out to be a solid list of items on which we've made progress, on which there are questions, or that need attention. Thanks to all for the engagement - and the fun among neighbors!



Water Feature Pump Failure and Irrigation System

The water feature near the intersection of Harbor Drive and Canal Street continues to be non-functioning due to a pump motor failure.

It was not clear that the current contractor's initial estimates of thousands of dollars to repair or replace the motor would guarantee any particular length of operation. It also became clear that the contractor was not enthusiastic about continuing to maintain the pump, which is a large older model that requires a hoist to extract it from a large concrete cistern when repairs are needed. Discussions with the contractor then appeared to have led to a basis for a written contract. However, soon afterward he told Property Manager Dave Roberts that he simply did not want to work on our system that also includes a number of smaller irrigation pumps.

The Board is now seeking qualified water feature/pump system contractors to evaluate our system as part of a process to put out a request for proposals and consider competitive bids to get the water feature working and to maintain our system. As part of the process, the Board will be evaluating whether any steps are needed to begin a process of addressing any updates that may be necessary.

Canal Algae Bloom

This year has seen unusually high rate of aquatic weed growth and severe algae bloom in the neighborhood canal as well as Eagle Bend Yacht Harbor. Residents along the canal have rightly been concerned about the likelihood of clogged boat and water craft motors and have individually been trying to hand skim floating algae and weeds.

While the canal itself is apparently owned by the yacht harbor association, and a number of lots along the east side are part of the new Osprey Homes Homeowners Association, our Board recognizes that an attractive and navigable canal is an overall enhancement to our neighborhood. For that reason, we have taken the initiative in trying to work with others to find causes of the bloom -- and solutions that make sense and that will be cost-effective.

We have consulted with Flathead Lake Biological Station scientists. They have collected exploratory water samples in the canal and various locations in the yacht harbor. At this writing we have no results, but we hope to find clues related to potential nutrient (fertilizer) loading that may have reached a tipping point. Once results are analyzed we can proceed on a scientific basis.

We are considering near-term actions to clean up the canal, but only in the context of a long-term solution. And our canal residents are raising contributions for work that may be needed.

The scientists have already advised us that excess organic material and fertilizer in the water are contributing to the problem. So we remind residents that, in addition to the conservation easements along the canal shown on the map we published some months ago (see *Governing Documents* at www.eaglebendwestmt.org) there should be no mowing or fertilizing within twenty feet of the canal edge. We handed out at the Neighborhood Walk (and have more copies available) a great pamphlet from the Flathead County Conservation District on attractive plants and grasses that can filter out algae-feeding nutrients along the canal shore - and these would be acceptable in the conservation easement setbacks. Remember that the twenty-foot conservation zone is nature's filter to keep contaminants out of the water.

Garage Sale - and Shredding Day

The Saturday, August 27, community Garage Sale saw lots of residents having a great time at the Pavilion selling old "treasures" to many from around Bigfork searching for new ones.

Thanks to the organization and work by Eleanor Bailey, Lorraine Phillips, Jo Strawser and Steve Dompier (with help from many others, including spouses), our community is a lot lighter on stuff.



Eleanor Bailey said she believed the sale was even more successful than the one a couple of years ago, with even more participation.

Next up: Eleanor tells us that work is underway on a "Shredding Day", possibly the weekend after Labor Day. Any old confidential documents such as old bills or outdated medical records could be brought to a shredding company truck at the Pavilion for disposal. Stay tuned for an e-mailed announcement as plans come together.

Cell Phone Coverage Solution

A number of residents are taking action to improve cell phone coverage in our community.

The bottom line is that an additional cell tower is probably needed and a location in the commercial storage area south and east of our community has been identified. However, residents concerned about the quality of our service and wanting to support improvements should make their views known to Verizon Wireless that would operate the tower. The number to call is 800.922.0204.

For any questions, please call Bill Brunskill at (760) 567-9251.

Thanks

We appreciate your support and input. And, as always, if you have comments, questions or suggestions anytime just let one of us know.



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