



Eagle Bend West Community Association, Inc.

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

Board Meeting

Monday, March 27, 2017 at Dave Roberts' Office

Minutes

Open

The meeting was called to order at 10:03 am by President Bill Whitsitt. Also attending by telephone were: Board Members Deborah Johnson and Stuart Cole, and DRC Chair John Cannon. Dave Roberts and Bill Whitsitt attended in person. Bill Whitsitt had meeting proxies for Board Members Gina Walthall and Dena Brunskill.

Notice Agreement

Attending members agreed that proper meeting notice had been received.

Approval of Minutes of Board Meeting of January 23, 2017

Minutes of the January 23, 2017 meeting were unanimously approved following a motion by Stuart Cole, seconded by Deborah Johnson.

President's Report

President Whitsitt reported on the March 21 Harbor Village Neighborhood Council conference call that provided various updates on activities of the individual neighborhood associations, and the planned Spring realtor/broker reception and tour for which a date has yet to be set.

He also reported that EBWCA has launched its project to obtain title to its common areas. A title company litigation letter is expected in the near future. A quiet title action before the Flathead County District Court will follow. Bill indicated that a newspaper notice period is likely to be necessary since the corporate common area owner of record, GSI, was involuntarily deactivated some time ago by the Montana Secretary of State.

Property Manager's Report

David Roberts reported that a number of Spring projects are underway. Included is completion of the Canal Street entrance along Holt Drive.

Also included are a site visit by Tamus Gannon to make additional color recommendations for the entrance, and cost estimate preparation by Biggy's Landscaping for work on the Canal Street (north side) berm, and for crushed stone mulch over tree root mounds on the Canal Street meridian. No consideration will be given to improvements on the south side of Canal Street near the entrance until there is a better understanding of the property line between the EBWCA common area and the Montana Athletic Club's property.

Dave reported that he believes Kyle Quinnell, who handles pumps for water features in other area neighborhoods, will be able to give us recommendations and a bid for getting our principal water feature running when he returns to Bigfork in the near future. It appears, according to Dave, that Kyle may be the only qualified area candidate for this project.

Stop sign replacement and repair of winter-related stress cracks in our roads are also being scheduled. Street signs will be examined to see if they can be "freshened", including by making them reflective as a result of a suggestion by Deborah.

Stuart suggested, and Dave agreed to organize, a walk-around to look for other clean-up and repair items, such as sidewalks, needing to be addressed.

The possibility of a community resident walk around in early June was discussed.

Treasurer's Report

Dave Roberts filled in for Dena. He discussed a few highlights of the February financial results, indicating that there has been little work to date, so spending is well under budget. One exception, with more invoices to come, is snow plowing, according to Dave, and he noted that work on various projects and maintenance will begin to increase in April.

Stuart Cole explained that, in accordance with a previous resolution of the Board, we have completed moving our Road Reserve funds, except for a minimum required to be in our checking account, to a Fidelity Brokerage account. That allowed purchase of the first in an expected ladder of Certificates of Deposit to come due at various times in the future when we expect to need funds for road replacement. The first CD has a significantly higher interest payment rate (2.4%) than other investment options. The additional CDs will be purchased annually as Road Reserve payments are received as part of EBWCA quarterly dues.

DRC Report on Status of Design Review Guidelines

Design Review Committee Chairman John Cannon reported that proposed final changes to EBWCA Design review Guidelines should be available for Board review very soon.

All comments have been analyzed by the DRC, that received submissions from 8-10 residents. Comments ranged from 2-3 brief items to multiple pages. The most significant issue area conceptually was the interplay of CC&Rs and DRGs. The Committee has taken the approach of attempting to focus the DRGs on construction-related matters, and keep use-related topics in the CC&Rs, or note them for potential future CC&R changes that will require a separate project.

There was some discussion among the Board and John regarding minimum square footage requirements for the single family homes to which our community is limited.

The Board thanked Chairman Cannon and the DRG for their work.

There was Board discussion of having a special meeting/call to discuss, modify and/or approve new DRGs once the recommended changes and proposed cover letter to residents have been received from the DRC. There was also discussion of the need for a Spring newsletter welcoming back residents who have been away for the season, encouraging them to read the letter and new DRGs that will be posted on our website, and updating them of projects and the like.

Other Business

Board members and others were reminded that the Annual Meeting is scheduled for 3 pm on Thursday, August 10 at the Pavilion. Based on a previous Board decision, the organizational meeting of the new Board will follow at 3 pm on Friday, August 11, again at the Pavilion.

Board meetings between now and the August annual meeting are:


Monday, May 22 - 10 am - Pavilion (weather permitting)
Monday, June 26 - 3 pm - Pavilion
Monday, July 31 - 3 pm - Pavilion

Executive Session

In Executive Session the Board briefly discussed governance succession, and names of individual Board candidates that had surfaced as a result of requests to all residents to consider volunteering or suggesting others who might do so.

Adjourn

On a motion by Deborah, seconded by Bill, the Board unanimously voted to adjourn the meeting at 10:46 am.


Submitted by Bill Whitsitt
for Gina Walthall

*approved by Board
unanimously 5/22/17*