

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 26, 2017

MINUTES

The meeting was called to order at 3:03 p.m., by President Bill Whitsitt. Attending the meeting were Bill Whitsitt, Stuart Cole, Dena Brunskill, Deborah Johnson, Gina Walthall and Property Manager Dave Roberts. Alan McCormack called in by conference call.

All members agreed that they had proper notification of the meeting.

The minutes of the May 22, 2017 meeting were unanimously approved following a motion by Stuart Cole and seconded by Dena Brunskill.

President's Report – Bill reported that the walk around went well. He figured at one point they had about 17 people attending. Bill had spoken to Bill Leininger and he is trying to find a date for our Broker Agent event.

Property Manager's Report – Dave reported that the landscaping is complete. All looks good and the plants are starting to fill out and grow. The waterfall is now working. A new pump was installed. They had to reroute all the plumbing for the 2 irrigation pumps. Dave said that we have only paid Gregory's Well Pump half up front and suggested that we finish paying him the balance.

Alan McCormack's Report – Alan reported on the common areas and the title status. It seemed that the title company had the wrong guarantee. It has been corrected. Alan discussed what is needed in order to go forward with the process. He indicated the cost would be approximately \$4000 to \$6000. He figures there is about a six month time frame from filing.

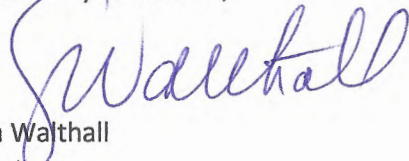
Treasurer's Report – Dena reported that the financials look really good. We did go way over budget on the snow removal, which was expected because of the heavy snow last winter. Stuart wanted to know what we had allocated for curbs and gutters. Dena said we had budgeted \$3175 and nothing has been spent yet. Stuart wanted to get someone out to give us an estimate for repairing the damaged curbs and gutters. Stuart volunteered to do a walk around with Dave, and mark some of the bad areas to prioritize potential approaches to replace and repair.

There was more discussion regarding the common areas. Bill informed us that all of the homeowners are being taxed on the common areas until we take title on the property. Bill feels that paying the \$4000 to \$6000 would be worth it and we should give Alan McCormack a go ahead to begin the filing. Gina made a motion to initiate legal action to acquire legal ownership, with a spending maximum of \$6000. Bill seconded the motion. It was adopted unanimously.

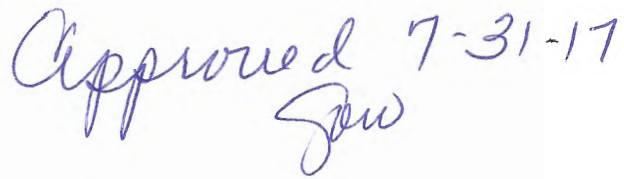
Planning for the annual meeting on August 10, 2017 is progressing. Buggy is lined up to take the minutes. The 10th of July is when the official notice of the annual meeting has to be sent out. Bill will make a draft of notice and get it to Dave. Gina Walthall and Deborah Johnson have decided not to serve on the board for the coming year. The two candidates to replace them are John Cannon and Mary Carol Marcus.

There being no further business, Deborah made a motion to adjourn the meeting. Gina seconded the motion, and it was approved unanimously. The meeting was adjourned at 4:37 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Walthall". The signature is written in a cursive style with a large initial "G".

Gina Walthall
Secretary

A handwritten note in blue ink that reads "Approved 7-31-17" with "JW" written below it. The date is written as "7-31-17".