

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 12, 2017

MINUTES

The meeting was called to order at 3:05 p.m., by President Bill Whitsitt.

Present at the meeting were Bill Whitsitt, Property Manager Dave Roberts, Stuart Cole, John Cannon (via teleconference), MaryCarol Marcus and Derry Weyerhauser. Dena Brunskill could not attend.

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

A motion was made by Stuart to approve the minutes of the August 11, 2017 meeting. John seconded the motion. The motion was approved unanimously. A motion was also made to approve the Annual Meeting minutes by Bill, seconded by MaryCarol, and the Annual Meeting minutes were approved.

President's Report – Bill reported on the appointment of the Design Review Committee members, Deb Johnson, Derry Warehouse and Steve Donpier. Steve Donpier has been elected chair of the Design Review Committee.

Property Manager's Report – Dave indicated that the water feature will be turned off for the winter and that he is taking routine steps to winterize the community.

Treasurer's Report – Stuart wanted to publicly acknowledge and thank Dena for her prior service as Treasurer. Stuart stated that her record keeping and organization greatly assisted his assumption of her prior position.

Stuart described the work he had done on reviewing the finances to date with the assistance of Dave. Both reported that they had gone through and examined the books and records carefully and evaluated the basis for expenditures in prior years. Discussion was then had between the board members on the cost of the waterfall repair and landscaping. Stuart noted that there are no material capital projects planned for 2018.

The Board, led by Stuart, did a detailed comparison of 2017 actual expenses and 2018 projected spending. Bill noted that there is a need for an outside accountant review of the finances. Discussion ensued as to appropriate budgeting and scope of work. Stuart raised the issue of sidewalk and gutter repair and replacement and capital reserve contributions.

Stuart moved that \$6,350 of monies from reserves be moved in to a certificate of deposit and invested until needed. Bill seconded the motion and the motion was approved.

Stuart was pleased to report that based upon his work with Dave, the budget he is proposing for 2018 should reduce each homeowner's quarterly dues by \$25 per quarter, an overall budgeted savings of \$59,280. Stuart then presented to the board, line by line, each of the components of his proposed budget. Discussion was had by all board members on various items with in the proposed budget.

Other Business – Bill noted that a list of proposed board meeting dates had been circulated. Board members agreed to review the draft and resolve any conflicts so that a final list of board dates could be published.

Bill further reported that three community members had volunteered to serve on a CCR working committee to make recommendations to the Board, and ultimately the community, regarding proposed changes to the CCR's. The members of the CCR review committee are Eleanor Bailey, Dru Renschler and Bernie Slogotski. Bill moved that the three volunteers should be appointed as the CCR Working Committee, should choose a chair, investigate the facts and make suggestions for consideration by the Board and ultimately the community. John was asked to be a liaison between the Board and the CCR Working Committee. Bill's motion was seconded by Stuart and approved unanimously.

There being no further business, the meeting was adjourned at 4:20 p. m.

Respectfully submitted,

John Cannon
Vice President and Secretary

*Board approved
10/9/17
W. [Signature]*