

**EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**June 25, 2018**

**MINUTES**

The meeting was called to order at 3:00 p.m., by President Bill Whitsitt.

Present, in person and/or via teleconference, were board members Bill Whitsitt, Stuart Cole, John Cannon and Dena Brunskill. MaryCarol Marcus was not present but gave her proxy to Bill. Property Manager Dave Roberts, Greg Faul, David McIntyre (a soon to be resident), and CCR Task Force members Dru Renschler and Eleanor Bailey were also in attendance.

All board members agreed they had received proper notification of the meeting. Dena noted that the draft minutes omitted reference to the garage sale she had proposed at the last meeting. All agreed to modify the draft minutes. With this modification Dena moved to approve the minutes of the May 16, 2018 meeting. Stuart seconded the motion. The motion was approved unanimously.

**President's Report** – Bill reported on the work and progress of the CCR Task Force and the circulation, by legal counsel, of a draft red-line of the CCRs reflecting non-substantive suggested changes.

**Property Manager's Report** – Dave reported that the Canal Street sign had blown over and was under repair. Dave also noted that there had been a short in a pump caused by a shell-less terrestrial gastropod mollusk, also known as a slug.

**Treasurer's Report** – Stuart was happy to report that we were spending no money and that a resident who had been in arrears on dues had come current. Stuart also paid compliments, from a financial point of view, for the snow plow vendor. Stuart advised the board that he was re-coding certain accounting entries to better tie deposits to residents. Stuart also advised that insurance should be reviewed.

**Other Business** – Bill noted that Cherie Hansen had ceased development and is selling. He also reported that the owner of the lot on the north side of the Baileys had reached out regarding lot size and residence size issues. The owner was referred to the Design Review Committee.

Bill also called the board's attention to the draft CCR changes suggested by legal counsel to bring the CCR's up to date on changes to the EBWC. John advised that he had preliminarily reviewed the draft but needed to conduct a more detailed review. Eleanor noted that references to A and B memberships was no longer necessary. The board discussed the process it should follow in soliciting community input, including a two step process which would address ministerial changes first followed by more substantive proposals.

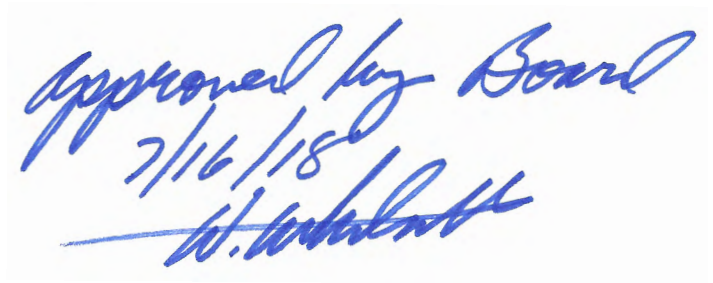
The board next addressed draft notice of the annual meeting and proposed agenda. After discussion, changes were made to the notice and agenda. Subject to the changes discussed, Dena made a motion to approve the notice and agenda. Stuart seconded the motion. The motion was approved.

Bill next raised a question regarding testing of the canal water concerning the reduction of fertilizer load in the canal. The board discussed the province and cost associated therewith and elected to leave the testing to the parties responsible for the canal maintenance.

Dena raised the garage sale and requested that the board approve the date, August 25, 2018, and set aside \$200 for advertising. Dena made a motion to authorize the bake sale and the payment of \$200 for advertising. Bill seconded the motion. The motion was approved. Discussion turned to the coordination of a bake sale to coincide with the garage sale.

There being no further business, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,  
John Cannon, Vice President and Secretary



Approved by Board  
7/16/18  
W. W. W. W.