

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 16, 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, MaryCarol Marcus, John Cannon and Dena Brunskill. Property Manager Dave Roberts, David McIntyre, 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 moved to approve the minutes of the June 25, 2018 meeting. MaryCarol seconded the motion. The motion was approved unanimously.

President's Report – Bill briefly reported on the work and progress of the CCR Task Force and suggested that the board discuss the status after Property Manager's report and the Treasurer's report.

Property Manager's Report – Dave reported that the Canal Street sign had been repaired. The Board and Dave discussed the placement of the sign, lighting for the sign, speed limits, speed limit signs, pet leash and clean-up issues.

Treasurer's Report – Stuart reported that there were no significant expenditures to report. Stuart next turned to draft financials for the first six months of 2018 and circulation at the upcoming annual meeting. The Board discussed road conditions and engineer reports as well as costs and timing for resurfacing the roads.

Other Business – The Board discussed concerns raised by the Carlsons regarding the development of an adjacent property to their lot. The Board discussed the status of the proposed development. The Board also discussed that any issues regarding the proposed development needed to be first vetted through the Design Review Committee.

Bill summarized the current status of the draft CCR changes suggested by legal counsel to bring the CCR's up to date on changes to the EBWC. John advised that the proposed changes were not complete and needed further attention before submitting to the community for detailed input. The board discussed soliciting general input from the community at the time of the annual meeting.

The board next addressed potential board nominees for the upcoming 2018/2019 term. The board also discussed a resident's interest in having the pavilion sold and potentially gating the community. The board noted that EBWCA does not have sole ownership of the pavilion and

that gating the community would require further review. The board then discussed concerns about the timing of fireworks; that is, shooting off fireworks days before a holiday and after a holiday and at times past midnight. Discussion was had concerning the legality of fireworks but also the need for residents to be courteous and responsible to neighbors.

The board next turned to a discussion of several complaints from residents, including the following: (1) vehicles exceeding the 20 mph speed limit, particularly by vendors and service providers; (2) dogs off leashes; (3) sewer drains clogged; (4) children driving/hanging off golf carts; (5) trailers, campers and recreational vehicles in driveways; (6) poorly maintained landscaping; (7) the use of the pavilion restroom facilities by non-residents.

The board discussed each of the complaints and queried the ability to address these types of complaints through the current CCRs. Discussion was had on inquiring from residents their input on enforcement and penalties and amendments to the CCRs to permit addressing violations. Discussion also was had on the process required to implement such a program and the need to be fair and measured in response to allegations of violations by neighbors. The board also noted the importance of civility and courtesy among residents.

Executive Session -- The board concluded the meeting by going in to executive session during which the board addressed the annual review of the property manager.

There being no further business, the meeting was adjourned at 4:49 p.m.

Respectfully submitted,
John Cannon, Vice President and Secretary