

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
July 31, 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, CCR Task Force members Dru Renschler and Eleanor Bailey, Steve Dompier, Derry Wherehouser, Deborah Johnson, and Architect Magdalino were also in attendance.

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

The Board approved the agenda, financial statements, questionnaire, list of nominees and ballot in connection with upcoming Annual Meeting.

The board next addressed recent questions and concerns by the Carlsons in connection with the proposed development of lot 31. Steve Dompier, on behalf of the Design Review Committee, represented that lot 31 was being developed by a reputable builder, Mosher, who has completed many homes in the Flathead Valley. Steve stated that the home was under contract for sale to a local family with children. Steve stated that preliminary engineering plans had been reviewed by an independent architect on behalf of the DRC, but that final plans from a licensed Montana architect were still being finalized for submission.

Discussion by the board ensued regarding compliance with the CCRs and the DRGs. The board discussed the fact that the CCRs do not require a custom "one of a kind" home on each lot, but that each plan must comply with the CCRs and the DRGs. The board discussed the fact that EBWCA is not a tract of homes and no homes within EBWCA are considered to be within a tract; however, if a homeowner presents plans for a home that were previously used in a tract development, as long as a homeowner and plans comply with the CCRs and DRGs, the plans may be approved.

The Carlsons have also objected to the Mosher development of Lot 31 based upon an alleged conflict of the DRC chair, Steve Dompier. The board asked Mr. Dompier to comment. Mr. Dompier stated that he is unaware of any basis for an actual conflict. He owns property adjacent to the Carlsons. He has no present plans to build on the property. The Carlsons' allegation appears to be based on Mr. Dompier's positive comments regarding the work and reputation of the builder, Mosher. The board concluded that based on the information presented, the allegation of a conflict was erroneous.

The Carlsons have also objected to the Mosher development of Lot 31 based upon Mosher's development of homes within tracts and provided photos of the homes to the board. The

board noted that certain of the photos did not depict Moshers' construction projects and the photos did not reflect the engineering plans submitted, to date.

The board noted that the DRC has not completed its work and no final decision on approval has been made by the DRC on Lot 31. The DRC shall review the plans prepared by a Montana licensed architect for compliance with the CCRs and DRGs with the assistance of an independent architect hired by the DRC. Once this process is complete, the DRC shall report back to the board with its findings.

There being no further business, the meeting was adjourned at 3:50 p.m.

Respectfully submitted,
John Cannon, Vice President and Secretary