



## ***Eagle Bend West Community Association, Inc.***

*In the greater Harbor Village community- a great place to live!*

**To: Members, Eagle Bend West Community Association, Inc.**

**From: Directors**

**Date: October 29, 2019**

**Subject: Proposed Budget for 2020 / Updates**

We think you'll notice right away that the attached proposed budget for next year would hold dues steady once again.

That makes four years of dues reduction or stability by several successive boards. And while we cannot promise that this trend will be continued as new capital and operational challenges emerge, and as our community ages, we are committed to doing all we can to maintain the infrastructure, the look, and the character of this, the premier residential community on Flathead Lake, in a fiscally responsible manner.

Key points from Treasurer Stuart Cole about the proposed budget, which is being circulated in accordance with requirements of our governing documents, are:

- we will have new ongoing expenses of additional \$2,425 annually, related to upkeep of the new entry planting;
- an accounting review (\$200) is budgeted;
- no new tree pruning is expected for several years;
- an after-Annual Meeting social is budgeted;
- some maintenance projections have been lowered;
- legal expenses hopefully will not exceed the normal budgeted amounts related to on-going CC&R update work and titling of our common areas;
- revenues remain the same without a dues increase, but the contingency for unplanned expense drops to \$2,195 (from \$5,930); and,
- another year without a dues increase is recommended based on cost control and the fact that we have a sizable operating reserve available to meet unexpected expenses.

If you have comments or questions about the budget, please contact one of us or property manager Dave Roberts.

As required, we will provide notice of the dues level for our association members no later than December 1, with the first quarterly 2020 payment due no later than January 31, 2020.

### **Drainage System Inspections and Improvements**

During a highly unusual severe rainstorm in September we experienced drainage issues in several parts of the community.

Thankfully property owners and residents apparently experienced no serious damage. But standing water in several street areas, our high water table, and lack of water takeaway capacity for some home sump pumps led to the need for quick drain clearing and water pumping by commercial firms.



As water subsided, the Board approved a recommendation by Property Manager Dave Roberts that we contract for a cleaning, inspection, evaluation, and mapping of the Eagle Bend West storm drainage system. That was accomplished earlier this month with 22 drains. Results of the inspection and evaluation were surprisingly good, given that many parts of the system of plastic drainpipes are more than twenty years old.

With the exception of two drains, all were found to either be clear or draining properly once a jet-type device was pushed through them to clean dirt, roots or other obstructions. One of those was able to be unclogged by hand. The remaining drain may need some pipe replacement or additional work. The evaluation continues. Our capital and/or operating reserves are well in excess of anything that is expected to be needed to replace, repair, or add to, the drainpipe.



The Board does have one related request of residents: If during your walks or in looking over your yard, you see a drain with debris or leaves over it, please help us by clearing it if you can, or call Dave Roberts so he can have someone do so.

### Construction and Improvement Projects

All of us have noticed significant construction in our community and also in our neighboring association areas. We're very pleased that these projects seem to have been carried out by contractors who have been respectful of our construction rules and requirements, and the need to not damage adjacent property.

Design Review Committee Chairman Steve Dompier reports that new home construction this year has included:

- 116 Harbor Way, Calvin and Twila Brennenman owners.
- 105 Harbor Way, Corey and Erica Thorson, owners.
- 209 Harbor Drive, David and Tracy Lee McIntyre, owners.

Final signoff on a couple of the homes will be contingent subsequent inspection and/or on spring completion of landscaping.

In addition, Steve tells us that both new construction and exterior change project proposals have generally recognized our desire - and governing document requirements - to protect the character and natural beauty of our community. They of course also must conform with other county, state, and even federal, requirements and restrictions depending on their location.

At the August Annual Meeting Steve mentioned our (somewhat unique) zoning and easement setback requirements related to adjacent wetlands -- that are also private property.

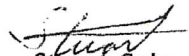
We have previously highlighted some of the multiple government agencies that have oversight of certain types of projects adjacent to our waterways especially, and some of the significant penalties for non-compliance. We will do so again in a future newsletter. However, homeowners are responsible for understanding all other government requirements in addition to our design review ones before proposing or commencing any exterior projects on lots.

### Thank you


We thank you for your engagement and support as we work to maintain and enhance our community. Any time you have suggestions, comments or questions, please let one or more of us know. We value your input!



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**Eagle Bend West Community Association, Inc.**  
**2020 Proposed Budget 10-7-19**

58 Lots @ \$350.00 Dues per Quarter

Notes

<b>INCOME:</b>	
Association Dues	\$ 60,320.00
Road Reserve	\$ 6,960.00
Road Reserve account interest	\$ 1,500.00
Capital Reserve	\$ 13,920.00
Design / Transfer Fees	\$ 500.00
Vacant Lot Mowing (In & Out)	\$ 2,000.00
<b>Total Income:</b>	<b>\$ 85,200.00</b>
<b>EXPENSES:</b>	
<b>General &amp; Administrative:</b>	
Management Contract	\$ 6,000.00
Postage and Delivery	\$ 350.00
<i>D&amp;O and liability insurance</i>	\$ 2,500.00
Audit / Accounting	\$ 400.00
Licenses & Filing Fees	\$ 20.00
Legal Fees	\$ 4,500.00
Website	\$ 600.00
Socials	\$ 2,000.00
Architectural/Secty Fees	\$ 500.00
<b>Total General &amp; Administrative</b>	<b>\$ 16,870.00</b>
<b>Pavilion:</b>	
EBWCA Contribution	\$ 3,480.00
<b>Total Pavilion:</b>	<b>\$ 3,480.00</b>
<b>Grounds &amp; Maintenance:</b>	
Lawn Contract	\$ 15,925.00
Lawn Extras	\$ 500.00
<b>Total Lawn Maintenance</b>	<b>\$ 16,425.00</b>
Flowers	\$ 1,000.00
Tree Maintenance	\$ 3,000.00
<b>Total Landscape Maintenance</b>	<b>\$ 4,000.00</b>



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Irrigation On/Off	\$	1,000.00
Irrigation Pump Maint. (5)	\$	800.00
Irrigation Repairs (sprinklers)	\$	500.00
<b>Total Irrigation Maintenance</b>	<b>\$</b>	<b>2,300.00</b>
Waterfall Maintenance	\$	1,500.00
<b>Total Pump Maintenance</b>	<b>\$</b>	<b>1,500.00</b>
Christmas Decorations	\$	150.00
Lighting Repair	\$	200.00
Pond Weed Control	\$	200.00
Painting	\$	500.00
<b>Total Other Ground Maintenance</b>	<b>\$</b>	<b>1,050.00</b>
Vacant Lot Mowing	\$	2,000.00
<b>Total Vacant Lot Mowing</b>	<b>\$</b>	<b>2,000.00</b>
Electricity	\$	5,000.00
<b>Total Utilities</b>	<b>\$</b>	<b>5,000.00</b>
<b>Total Grounds &amp; Maintenance:</b>	<b>\$</b>	<b>32,275.00</b>
<b>Road Maintenance</b>		
Crack Sealing	\$	3,000.00
Snow Removal	\$	4,000.00
Street Sign Maintenance	\$	500.00
Sidewalk/Gutter Repair	\$	-
Sweep Roadways	\$	500.00
<b>Total Roads Maintenance:</b>	<b>\$</b>	<b>8,000.00</b>
<b>Total Expenses:</b>	<b>\$</b>	<b>60,625.00</b>
Road Replacement Fund (RR) \$30/Y	\$	6,960.00
Road reserve account interest	\$	1,500.00
Capital Reserve Fund (CR) \$60/YR	\$	13,920.00
Op funds addition (contingency)	\$	2,195.00
<b>Total Reserve Funds:</b>	<b>\$</b>	<b>24,575.00</b>
<b>Total Expenses &amp; Reserves:</b>	<b>\$</b>	<b>85,200.00</b>