

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 21, 2020

MINUTES

The meeting was called to order at 10:00 AM by President John Cannon.

Present, in person, were board members Stuart Cole, Bill Whitsitt, Greg Faul, and John Cannon. Property Manager Dave Roberts was also in attendance.

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

The Board reviewed drafts of the minutes from the board meeting on November 18, 2019 which were distributed after the meeting. The Board members approved the draft minutes.

President's Report – John opened the meeting with a discussion regarding security and gating. The board discussed issues related to challenges associated with gating and the related costs. The board also discussed issues concerning the facts associated with security concerns. The board discussed at length the pros and cons of gating and the particular challenges that EBWCA faced in connection with gating, including access points, the "rally" area, fencing, the footbridge, property lines, and the Pavilion. The board also discussed the feasibility of security patrols, a neighborhood watch program, lighting changes and other similar measures. The board settled on the conclusions that gating was neither feasible, practical nor cost effective, that a security service was not available, that additional lighting would create light pollution and be inconsistent with the aesthetic of the development and that other measures were more reasonable, including suggesting residents look in to additional outdoor cameras, a neighborhood watch, and contacting the sheriffs' department for additional drive-bys. The board next turned to the topic of short-term rentals and the required CCR compliance and the necessary notice, permits and restrictions that must be complied with before a residence may be used as a rental. The board agreed to notify a new resident of these requirements.

Property Manager's Report – Dave reported that it was the quiet time of year and that there was very little activity in the community which required attention, including a minimal amount of snow that needed to be plowed.

Treasurer's Report – Stuart reported on year end financials and discussion revolved around reporting, via newsletter, the financial information to the community.

Other Business – The board briefly discussed the road reserve and agreed to re-address the issue in the coming months.

There being no further business, the meeting was adjourned at 11:00 AM.

Respectfully submitted,
John Cannon, Secretary