

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 12, 2020

MINUTES

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

Present, in person or telephonically, were board members Stuart Cole, Bill Whitsitt, Greg Faul, Dave McIntyre and John Cannon. Property Manager Dave Roberts was also in attendance. Kristy Whitsitt 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 March 9, 2020. The Board members approved the draft minutes on a motion by Stuart and seconded by Bill.

President's Report – John introduced Kristy to address the landscape committee's work regarding the entrance and certain common areas. Kristy addressed the background of the project, prior bids and estimates for contemplated work and recommended the Board accept the current proposal to be completed in the Fall, 2020. The Board asked questions and requested copies of the proposal from King's landscaping and details which could be voted on by email after the meeting. John raised the status of the CCR drafting proposals. Discussion was also had concerning completion of landscaping on certain lots. Discussion was had on certain additional topics, including mailbox replacement, maintenance of corners, trees and the Pavilion.

Property Manager's Report – Dave reported that Spring was starting slowly, the lake was slow to rise and mowing began. Dave reported that the pumps were now installed. Dave also reported that sidewalks were raised in places and that he would provide a quote for the work. Dave also noted that the road needed patching in places and one house needs painting and that he would send a reminder notice. Dave announced the Pavilion was closed based on COVID-19. The Board discussed erosion issues raised by the Montana Legacy Foundation on the river.

Treasurer's Report – Stuart again reported, with happiness, that modest expenditures meant that the association was getting ahead on finances. He stated one lot was in arrears and that it would be addressed.

Other Business – The Board discussed scheduling a Spring "walk about" the neighborhood which will take place on May 30, 2020. The Board also discussed signage for the rocks at the entrance as a potential hazard that should be marked.

There being no further business, the meeting was adjourned at 11:15 AM.

Respectfully submitted,
John Cannon, President and Secretary