

**EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 2019**

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, David McIntyre, 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 September 17, 2019. Bill moved to approve the draft. Stuart seconded the motion. The motion was approved.

President's Report – John reported on the work of outside counsel in connection with the CCR project. Discussion ensued regarding the timing and process for circulation to the community. Further discussion regarding the voting process and the best approaches to adopting changes which are non-substantive and those that are more substantive. Bill raised the topic of annexation of the common areas. The board discussed the best timing and cost related to the annexation project, a long-ago started process that should not be expensive but which has been delayed with outside counsel delays and changes.

Property Manager's Report – Dave reported on recent rains and drainage issues. Dave described the process he followed to identify the problems and have the lines pumped and cleared. Dave presented a proposal from a drain clearing firm to address drains throughout the community. Stuart made a proposal to accept the proposal and Bill seconded the motion. The motion to accept the proposal was approved. The board also discussed community member communications regarding entering premises under exigent circumstances for pipe repairs. Dave next turned to potential violations of the CCRS and asked the board for guidance on how to manage violations going forward. The Board discussed the issues at length and gave Dave direction that he should have an escalation process; that is, he should first start with a verbal notification and a request to correct, followed by a verbal request with a reasonable deadline to cure the violation and, if there is no response or action by the resident, to present the record of communications to the board for next steps which could include a written warning followed by board directed remediation and monetary assessment and/or suspension of voting rights.

Treasurer's Report – Stuart addressed concerns over late fee billings new billings and accumulation of billings by legal counsel, tree trimmers and drain clearing vendors. Discussion ensued in connection with the use of operating funds and reserves, which exist for the very purpose the board is addressing.

Other Business – Bill reported that Kristy Whitsitt was not pleased with the proposed budget she received from a vendor re landscaping and is looking at options, most likely to be presented in the Spring.

There being no further business, the meeting was adjourned at 11:30 AM.

Respectfully submitted,
John Cannon, Secretary