

**EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 7, 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 CCR drafting progress and directions to outside counsel in response to inquiries. The Board discussed the changes to the CCRs and title analysis work that is being completed. The Board also discussed the annexation project.

Property Manager's Report – Dave reported that the drain project was coming to a close , that drains covers were coming shortly and were in the process of being numbered. Dave also reported that the pumps were coming out form the season. Dave reported on potential costs associated with replacing mailboxes due to disrepair. The Board discussed the need to address replacement mailboxes.

Treasurer's Report – Stuart indicated that bills were coming in, some of which were overdue. Stuart addressed the draft and proposed budget and discussion ensued. Stuart stated that he believed the capital accounts were sufficient but that the savings margin had decreased. Bill made a motion to approve the proposed budget. Dave seconded the motion. All Board members voted to approve the budget. The Board discussed preparing a cover memorandum for the budget. John offered to circulate a draft.

Other Business – Stuart raised the issue of addressing aphids and options for owners. Dave addressed the pathway on lot 32 and drainage relating to the same.

There being no further business, the meeting was adjourned at 10:30 AM.

Respectfully submitted,
John Cannon, Secretary