



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

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

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

**Date: July 31, 2020**

**Subject: Memo to Members: Annual Meeting Reminder & Items / Update**

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### **Annual Meeting**

Please remember that our Annual Meeting will be held at 3 PM on Thursday, August 6 at the Pavilion. This is an especially important meeting since we will be discussing potential updates to our principal governing document, the Covenants, Conditions, Easements and Restrictions (CC&Rs) in addition to the normal business that was included in the Annual Meeting Notice sent to all owners previously.

If you cannot attend the meeting, please consider providing a proxy to another owner, or to a board member, so you'll be counted toward a meeting quorum and regular business. However, proxies will not be counted toward votes on CC&R update and change option drafts outlined below. Those need to have recorded votes by individual owners.

### **CC&R Updates**

As most owners know, the CC&R update process is one of the final ones contemplated as a result of the 2015 Supreme Court decision affirming our association while leading to other neighborhoods creating their own associations. It also led to our more recent (2002 and 2011) CC&Rs being invalidated for technical reasons. So, we have had to operate for a while under our original 1997 document. This reversion led to an EBWCA task group's working for more than a year to seek input and make a number of CC&R "clean up" and updating recommendations. Some of the options reflected in the present drafts are similar to provisions that were in the newer CC&Rs. Now we are starting the revision process that will require recorded approval votes of two-thirds of all members for any changes.

Drafts of several options are attached. The first is a package of general changes to eliminate provisions no longer pertinent in our community (such as regarding townhomes, original developer rights, outdated accounting terminology, etc.). Other options will be voted on separately because they involve more substantive changes. We encourage you to read all of the drafts. They will be explained and discussed at the Annual Meeting. You may record your votes on the drafts at the meeting, or take a set of ballots to return later. The voting will remain open until all owners have responded with ballots, or have been contacted if they were not at the Annual Meeting.

## Realtors and Eagle Bend West

Nearly a dozen real estate brokers and realtors recently joined leaders of the Greater Harbor Village neighborhood associations recently to talk About sales trends and learn more about happenings in our communities.



Organized by EBWCA, the annual event is intended to strengthen relationships among the neighborhoods and realtors, and to highlight the attractiveness of our area as what we consider to be the premier development on Flathead Lake.



This year we appreciated the session's being sponsored by Suzanne Lucas and her Fidelity National Title team, and arrangement help by Bill Leininger.



As we recently have reported, the realtors are seeing strong interest especially in online listings by out-of-state potential buyers, with increased realtor contacts and creative in-person and on-line showings. Sales are following in many cases.



The realtors said they appreciate our keeping the community well-maintained and attractive, with good website photos. They also expressed appreciation for our website's being kept updated with important governing documents clearly explaining requirements, community standards and expectations that both realtors and buyers must be aware of to maintain the quality of the community. In addition, our newsletters (also posted on the website) were mentioned as providing additional information (such as on our budgets and projects), reminders and neighborhood news and events - all of which help provide a sense of the community. The realtors even suggested a similar common website for all Harbor Village communities. We thank our area brokers and realtors for their interest and are always willing to answer their questions.

We also thank you. Any time you have suggestions, comments or questions, please let one or more of us know. We value your input!

EBWCA Directors

David Roberts  
Property Manager  
406.253.2840  
[droberts@westernmountains.com](mailto:droberts@westernmountains.com)

Eagle Bend West Community Association, Inc.  
P.O. Box 468 Bigfork, MT 59911

Eagle Bend West Community Association, Inc.

2020 Annual Meeting

*3pm August 6, 2020, at the Pavilion*

**AGENDA**

Call to Order

Establishment of a Quorum

Introductions

- Board
- Management Company

Approval of Minutes of the 2019 Annual Meeting

President's Report

- ***CCR cleanup project and new proposals to be presented***

Financial/Treasurer's Report

Approval to Negotiate and Execute Potential Longer-term Contract(s)

Election of Directors

- Nominations from Board and from the floor
- Nominee introductions
- Vote

Other business

Announce Election results

Adjournment



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

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### **2020/2021 Board of Directors Slate of Nominees**

***The following individuals are being nominated by the EBWCA Board of Directors to serve terms as directors from the conclusion of the 2020 Annual Meeting through the conclusion of the 2021 Annual Meeting***

John Cannon currently serves as President and Secretary of the EBWCA Board. John has served on the Board for three years, the last two as President. Prior to his appointment to the board, John served as chair of the EBWCA Design Review Committee. In that role he led the Association's Design Review Guidelines updating project completed in 2017. John, an attorney, and his wife, Cindy, are from Southern California. Their black and white French bulldogs (on leashes) are periodic fixtures in the neighborhood.

Stuart Cole is completing his fourth term on the Board, and is currently the EBWCA Treasurer. During his Board service, Stuart has been a consistent advocate for fiscal control and oversight and instrumental in staying on budget. Stuart and his wife, Anita, live in Southern California and travel widely, but they can be found at Eagle Bend West periodically in any season.

David McIntyre and his wife, Tracey, built their home on Harbor Drive lot in 2019 and permanently relocated to Bigfork and the Eagle Bend West community. Dave completed his second year on the board. He is the Compliance Director for two Dallas area consumer product companies and has previously served on HOA and DRC committees in addition to the executive boards of city sports and school district boosters clubs.

Bill Whitsitt is the former long running President of the EBWCA. Bill served on the board for many years, but took a year off in 2017/2018 to focus on other projects, including serving Montanans and the United States in connection with the launching of the USS Montana, a submarine. Bill and his wife Kristy are well known ambassadors in the community for EBWCA. Bill graciously offered to return to the Board in 2019/20, as long as the other Board members did not elect him President.

Dawn Underwood is a native of Montana. She was born in Glasgow and was raised in the Flathead Valley. After high school, she attended Montana State University and became a Mechanical Engineer. Her profession took her away from Montana for many years while working in the Medical and Aerospace industries. During that time, she also worked as a movie critic on TV and radio stations across the country. Now, Dawn works for a Defense Aerospace company from her home office, which has allowed her to return to Montana. She and her husband are back and are here to stay. This is Dawn's first nomination to the Board having spent the last year assisting the Landscaping Committee.

EAGLE BEND WEST COMMUNITY ASSOCIATION INC

ANNUAL MEETING

AUGUST 8, 2019 3:00 p.m.

The Pavilion

***Call to Order:*** The meeting was called to order by President John Cannon at 3:15 p.m. The purpose of the Annual Meeting is to elect the Board for the new term, and we also have an agenda and will give an update on the finances. John asked for the new homeowners to introduce themselves.

***Establishment of a Quorum:*** A quorum constitutes of 25% of the 58 memberships in EBWCA, which equates to 15 lots represented in person or by proxy. A quorum was reach with 33 lots represented.

***Introduction of Board:*** Board members introduced themselves; Stuart Cole treasurer; Dena Brunskill; Dave McIntyre; and Gregg Faul. Also introduced was Property Manager Dave Roberts.

***Approval of Minutes of the August 2, 2018 meeting:*** Bill Whitsitt made a motion to approve the minutes as written and it was seconded by Gordon Phillips. The motion passed with unanimous approval.

***Presidents Report:*** John thanked the Design Review Committee of Steve Dompier; Deb Johnson; and John Weyerhaeuser. Steve is the chair and has successfully guided through three new residences and developments in compliance with our DRG and CC&R's. The Board thanks them for all their work.

***Website:*** The address for the website of EBWCA is eaglebendestmt.com. On the site you will find:

- Community News
- Governing documents
- Board minutes
- The Annual Calendar
- Guideline for the pavilion along with the rental agreement
- Late payment policy
- Design review guidelines,
- CC&R's and Bylaws
- Wetlands and setback information

A reminder to the community:

- Any changes to the exterior those changes need to go thru the design review committee and easy process.
- Parking of motorhomes what is permitted and prohibited motorhomes and equipment.
- Animal issues such as leash requirements and picking up after animals
- Speed limit is 20 please observe this
- Home and landscape maintenance

**Enforcement of CC&R's:** There are restrictions in place and any violation will come in the form of a letter. Enforcement takes place by a special assessment on the violating homeowner and restriction on voting rights if the violations are not cured.

The Design Review Committee has updated the policies and is now more streamline.

**CC&R Project:** The Board continues to work on the CC&R project. What has evolved since last year Annual Meeting has been:

1. The CC&R committee solicited community input on use and suggested changes to the CC&R's. In June of 2018 we received a draft from the legal counsel which was 70% of the work. The second step was to obtain information from the community.
2. In the fall of 2018 12 responses were received and the largest recommendation was to address and bring the CC&R's current with the development of the present development. This was to eliminate the language covering condo associations and other topics.
3. The Board went back to our legal counsel in Missoula and because of a lack of adequate timely response we began interview other counsel. The Board in February 2019, retained Johnson, Berg and Saxsby in Kalispell and our legal representative is Collen Donohoe. All the previous work that was preformed to date was saved and forwarded to Collen and has been incorporated.
4. In March of 2019 the Montana legislature introduced a new proposed law regarding HOA CC&R's, called SB300. The purpose of this bill was to address certain basic property rights (ability to rent, use and develop a residence consistent with applicable law.) This law became effective as of May 2019.
5. The Board decision was to continue moving forward with amendments targeting the "clean up" issues. We have just received a draft from Counsel which the Board is reviewing.

***Pavilion Policy:*** This structure is owned by the five (5) HOA's and the Presidents from each of the HOA's meet and discuss how the pavilion should be held from a legal standpoint to give all residents additional protection. John is currently worked with Dave Roberts to transfer the pavilion to an LLC, this would give the Association another layer of protection. Dave Roberts is working with attorney Randy Snyder in Bigfork to evaluate this. John will keep the community updated on the

process. Please call Dave if you have any questions regarding the rental procedures.

***Annexation of Common Area:*** Files have been transferred from the law firm in Missoula to our new counsel and work is underway but not complete at this time.

***Financial Report:*** Stuart reported that EBWCA is solvent and very robust. The Board has been watching our overhead and with Dave Roberts help have hire good sub-contractors. Because of a savings of over \$10,000 EBWCA will host a catered event immediately following the Annual Meeting. There is a significant saving in the legal fees and this has allowed EBWCA to deposit more money into savings. The homeowners received a packet with the financial report and Stuart reviewed the P&L which covered January through June of 2019. He also included in the packet the P&L for 2018. Income received is from dues and a small amount comes from design review fees. Money in the Capital Reserve fund has not been used in the last year. The Board has been putting money in the Road Reserve. The last time the roads were chip sealed was in 2012 and the engineer thought this would last until 2022 or beyond so EBWCA is saving for this. In 2018 legal fees came in under budget but spending came in over on landscape maintenance due to irrigation repairs. The savings of \$10,000 at the end of the year was put into the Reserve Account. Tree pruning will need to be done in the near future and only done every three (3) or four (4) years. As of June 2019, EBWCA has \$43000 in the Capital Reserve Fund and the Road Reserve is growing with a Certificate of Deposit. A homeowner asked if EBWCA receives money for the rent on the pavilion. Dave Roberts has separate financials for the pavilion and all the revenue generated is deposited into this account. In 2016 EBWCA was able to reduce homeowner's dues by \$100 a year and then in 2017 they were reduced again by \$100 a year. The Board does not see the need to



raise the dues at this time nor are they able to be reduced again. Every year we evaluate the contracts of our contractors and Dave helps us get the best workers for the best price.

A homeowner asked why individual homeowner's need to pay to rent the pavilion and would like to see owners receive a reduced charge. John said he would have the Pavilion Governance Committee look at this suggestion. John explained that there needs to be harmony as many homes are around the pavilion and the noise level needs to be looked at. The committee is talking with Randy Snyder and working on some of these areas. A total of 158 homes contribute \$60 a year and there is very little use of the pavilion, but some community events use the facility at no charge. The revenue from dues and rent is used for the maintenance of the building. Dave has hired people who clean the restrooms twice a week. Before an event Dave checks to make sure the floors are clean along with the kitchen.

***Long Term Contracts:*** A motion was made by Stuart to give the Board permission to enter into a long- term contracts where appropriate. This was seconded by Dena and passed with unanimous approval.

***Election of Directors:*** Dena Brunskill is stepping down and Bill Whitsitt has decided to run again. John asked if there were any nomination from the floor and no names were brought forward and Gordon Phillips made a motion to close the nomination this was seconded by Anita Cole. Derrie Weyerhauser made a motion that the slate as presented has been elected this was seconded by Rita Livingstone. Names on the ballot are; John Cannon; Stuart Cole; David McIntyre; Bill Whitsitt; and Gregg Faul.

Steve Dompier from the Design Review Committee gave a brief update. Deb Johnson has sold her home and moved out of the community. Steve reported on all the new homes that were just completed or almost complete. He reminded the community that any changes to the exterior or the landscape need to be approved by the Design Review Committee. John Cannon thanked him for his work on this committee. Terms run for one year from January to January so please consider serving on this committee.

A homeowner asked if we could have a member directory on the website or even an email. John will look at this and taking this under advisement with the other Board members.

A homeowner asked where EBWCA is with issue of members being taxed for the land in the common areas as stated in the 2018 Annual Meeting minutes. John said that the Board is working with the new counsel who will advisement EBWCA on annexing the common areas.

A question was brought up regarding cars parked in the driveways and is this addressed in the CC&R's. Dave will check if he receives a call from a homeowner. Dave also responds to email from homeowners.

A mailbox lock is not working on one parcel size box. Dave will check and see who is permitted to make the necessary repairs as it is government property.

John asked for a motion to adjourn. Dena made the motion and Bernie Slogotski seconded it and the motion passed with unanimous approval.

Adjournment 4:20 p.m.

Bugsy Yarbrough Recording Secretary

# Analysis of EBW HOA funds as of 6/30/2020 (Year to Date)

S. Cole Treasurer

Capital Reserve \$56,899.56  
(Note \$15,000

Budgeted and approved for completion of Front  
Landscaping)

Operating Funds \$32,482.07  
(not including Architectural Deposits)

Road Reserve \$63,336.30

Road repair/replacement analysis:

Next chip/cape seal 2022 or beyond.

Estimated cost 2022 (Carver Engineering) \$72,000

Future Value of Road Reserve funds (@ \$6,960/yr w/o  
interest ESTIMATE ONLY)

2022 - \$80,400

2023 - \$87,400

2024 - \$94,300

2025 - \$101,200

# Eagle Bend West 2019 Year End Financial Summary

S. Cole Treasurer

Income - Dues	\$60,320	
Design Fees	\$500	
Total	_____	\$60,820

Expenses	_____	\$63,081
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Profit/Loss	_____	(\$2,261)
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## @2019 Year End

- Capital Reserve	\$50,059.56
- Operating Account	\$32,323
- Road Reserve	\$58,557

## SUMMARY AND BALLOT

### EAGLE BEND WEST COMMUNITY 2020 RESTATEMENT OF COVENANTS

This summarizes the proposed changes for our 2020 Restatement. This ambitious project began in 2019 and is now ready for the members' review and vote. Our community was formed in 1997 and has had various covenant updates. Arguably, the only valid Declaration was this original one in 1997. Your Board of Directors and their counsel now propose to update the document with mostly technical corrections.

1. Paragraphs are renumbered and the table of contents is updated.
2. GSI Corporation was the original developer. It does not own any property today and is not involved. All references to it and the "developer retained rights" are deleted (throughout the document). Similarly, the developer's "classes of membership" and weighted voting (former Article VI, section 2) are deleted. All members have one vote each per lot owned. The developer named himself and other original investors as the Design Review Committee (Article X1, sections 2 & 3). That text is deleted and the Board will now appoint that committee, which will include a licensed architect.
3. The 1997 Declaration included townhomes. There aren't any, so all of the text throughout the covenants regarding townhomes is deleted.
4. Your Association entered into a cooperative agreement for the use and maintenance of the bridge and pavilion in 2019. The new Restatement acknowledges that the HOA will contribute to maintenance of these facilities (Article X, section 1).
5. GSI Corporation anticipated annexing additional land into Eagle Bend West (Article XVI ADDITIONAL LAND). All surrounding land was separately developed and controlled. This text is removed.
6. Article V, ORGANIZATION OF ASSOCIATION, section 2 now allows your Board of Directors to have "not less than three nor more than five members" instead of mandating only three members. Section 2 authorizes the Board to enforce the covenants, including taking legal action. That authority was implied in other sections but is now made clear.
7. Article XVIII TERMINATION is deleted. Our Association will not expire or terminate. The text is corrected to allow for future amendments and their proper numbering and formatting.
8. Electronic (emailed) notices and voting are to be allowed in Article XIX, section 10.

BALLOTING FOR EBWCA 2020 RESTATEMENT OF COVENANTS

Gregory A. Louchart 1996 Revocable Living Trust- Lot 25  YES  NO

\_\_\_\_\_  
Gregory A. Louchart

\_\_\_\_\_  
Trudy A. Louchart

Alders Family Trust and Conti Revocable Trust – Lot 2, No. 5  YES  NO

\_\_\_\_\_  
Mark Lee Alders

\_\_\_\_\_  
Danyell Denise Alders

\_\_\_\_\_  
Elizabeth C. Conti

\_\_\_\_\_  
David O. Conti

Bailey Family Trust – Lot 35  YES  NO

\_\_\_\_\_  
Thomas William Bailey

\_\_\_\_\_  
Eleanor Joan Bailey

Lot 24B  YES  NO

\_\_\_\_\_  
John S. Baltad

\_\_\_\_\_  
Lueretta Baltad

Lot 4  YES  NO

\_\_\_\_\_  
Donald O. Bewley

\_\_\_\_\_  
Beverly J. Bewley

Calvin Brenneman & Twila Brenneman- Lot 26     YES     NO

\_\_\_\_\_  
Calvin Brenneman

\_\_\_\_\_  
Twila Brenneman

Michael Dyer Brooks Trust- Lot 22

YES     NO

\_\_\_\_\_  
Michael Dyer Brooks

William M. Brunskill and Dena L. Brunskill Living Trust- Lot 5     YES     NO

\_\_\_\_\_  
William M. Brunskill

\_\_\_\_\_  
Dena L. Brunskill

The Cannon Living Trust- Lot 20A

YES     NO

\_\_\_\_\_  
John F. Cannon

\_\_\_\_\_  
Cynthia J. Cannon

Lot 30A

YES     NO

\_\_\_\_\_  
Dale E. Carlson

\_\_\_\_\_  
Nancy E. Carlson

Lot 5

YES       NO

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Carol Clintworth Myhre

Cole Family Trust- Lot 11B

YES       NO

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Stuart H. Cole

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Anita E. Cole

The Jonathan B. Detwiler Living Revocable Trust- Lots 13A & 13B

YES       NO

---

Jonathan B. Detwiler

Lots 27A & 28

YES       NO

---

Steve Dompier

---

Eve Dompier

Lot 12

YES       NO

---

Wanda Y. Faul

Lot 10

YES       NO

---

Sylvia J. Fox



Fraley Montana Properties, LLC- Lot 7

YES

NO

---

Donald E. Fraley

Amy B. Gravina Revocable Trust- Lot 17 &18A

YES

NO

---

Amy B. Gravina

Lot 3/2

YES

NO

---

Terry Scott Holzwarth

---

JoAnne Monica Holzwarth

Lot 2

YES

NO

---

JPM Holdings, INC

Pro Kleen Services, Inc- Lot 1

YES

NO

---

David K. Knudson

---

Caroline Knudson

Lot 14

YES       NO

\_\_\_\_\_  
Donald B. Keown

\_\_\_\_\_  
Judith Keown

Eileen Kimball Trust- Lot 27B

YES       NO

\_\_\_\_\_  
Eileen Kimball

Kirby Family Revocable Living Trust- Lot 6

YES       NO

\_\_\_\_\_  
James S. Kirby

\_\_\_\_\_  
Marilyn Kirby

Kevin J. Kleckner and Dawn A. Underwood Trust- Lot 15

YES       NO

\_\_\_\_\_  
Kevin H. Kleckner

\_\_\_\_\_  
Dawn A. Underwood

Lots 12& 13

YES       NO

\_\_\_\_\_  
Robert L. Riddle

\_\_\_\_\_  
Sharon L. Riddle

Lot 11

YES       NO

\_\_\_\_\_  
Douglas L. Raymond

\_\_\_\_\_  
Cinda S. Raymond

Lot 1-14A

YES       NO

\_\_\_\_\_  
Gerald L. Mott

\_\_\_\_\_  
Diana L. La Mott

George and Ann Lowerre Family Trust- Lot 2 14A

YES       NO

\_\_\_\_\_  
George H. Lowerre, IV

\_\_\_\_\_  
Ann Lee Lowerre

Lot 23A

YES       NO

\_\_\_\_\_  
William R. Livingstone

\_\_\_\_\_  
Rita J. Livingstone

Lot 1

YES       NO

\_\_\_\_\_  
Danny E. Marcus

Lot 33

YES       NO

\_\_\_\_\_  
David McIntyre

\_\_\_\_\_  
Tracey Lee McIntyre

Milijasevic 2005 Trust- Lot 16A

YES       NO

\_\_\_\_\_  
Nedelko Milijasevic

Peterson Family Trust- Lot 31

YES       NO

\_\_\_\_\_  
Ernest W. Peterson

\_\_\_\_\_  
Denise Falkner

Lot 3

YES       NO

\_\_\_\_\_  
Gordan Phillips

\_\_\_\_\_  
Lorraine Phillip

The Robert & Karla Ramsey Family Living Trust- Lot 24A

YES       NO

\_\_\_\_\_  
Robert J. Ramsey Jr.

\_\_\_\_\_  
Karla L. Ramsey

David Rauch Profit Sharing Plan- Lot 10

YES       NO

\_\_\_\_\_  
David Rauch

Lots 20 & 21

YES       NO

\_\_\_\_\_  
Timothy Renschler

\_\_\_\_\_  
Drewellen Renschler

Lot 8 (1500)

YES       NO

\_\_\_\_\_  
Aaron Rudio

\_\_\_\_\_  
Monica Rudio

Lot 8 (1474)

YES       NO

\_\_\_\_\_  
Bernard A. Slogotski

Lot 11A

YES       NO

\_\_\_\_\_  
Robert E. Smith Jr.

\_\_\_\_\_  
Paula L. Smith

Lot 23B

YES       NO

\_\_\_\_\_  
Linda L. Stordahl

\_\_\_\_\_  
Claudine Alisa Johnson

Strawser Family Trust- Lot 37 & 38

YES       NO

\_\_\_\_\_  
David Strawser

\_\_\_\_\_  
Ann Strawser

Lot 34

YES       NO

\_\_\_\_\_  
Corey Thorson

Evista, LLC- Lots 32 & 36

YES

NO

\_\_\_\_\_  
Donald VanLandingham

Sunland, LLC- Lot 4

YES

NO

\_\_\_\_\_  
D. Wade

\_\_\_\_\_  
Georgina J. Allred

S & SW Trust and Payne Family Revocable Trust- Lot 17

YES

NO

\_\_\_\_\_  
Sam Waldenberg

\_\_\_\_\_  
Rae S. Weese

Warpath Investments, Inc- Lot 9

YES

NO

\_\_\_\_\_  
Eldon Walthall

Restatement 2003 Revocable Trust of Charles L. Weyerhaeuser- Lot 9

YES

NO

\_\_\_\_\_  
Chuck Weyerhaeuser

Lot 6

YES

NO

\_\_\_\_\_  
Samuel Stockton White V.

\_\_\_\_\_  
Teresa White

Lot 7

YES

NO

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William F. Whitsitt

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Kristy L. Whitsitt

**EAGLE BEND WEST COMMUNITY ASSOCIATION  
2020 PROPOSED, INDIVIDUAL COVENANT AMENDMENT  
NO. 1: ALLOWANCE OF FINES**

*Note: this proposed Amendment No. 1 to the 2020 Proposed Restatement will be separately considered and voted upon.*

**Article VII will have inserted a new Section 5: Fines to read as follows**

- A. The Board may establish a schedule of fines to be imposed for any violation of a covenant, bylaw, rule, guideline, policy or regulation, along with procedures for their assessment and collection. Any such procedures shall provide an owner with written notice and an opportunity to bring their property into compliance prior to imposition of a fine. Fines may be graduated in amount for repeated or subsequent violations. Once assessed, fines may be collected and enforced by any legal or equitable action as provided in this Article, just as any other assessment. The Board may additionally impose a lien against an owner's property for nonpayment of any assessed and unpaid fines.
  
- B. The Board may establish, give notice to members for and impose and assess "late payment fees" for unpaid fines, costs, penalties, dues or special assessments, in addition to interest, and if incurred, costs and attorney's fees if the owner fails to comply with a payment obligation.
  
- C. The only limitation on enforcement will be partially and temporarily controlled or limited by Montana Code Annotated §70-17-901, unless or until this statute is repealed, modified or otherwise invalidated. The Association will thus maintain accurate records of ownership and voting on covenant, bylaws, rules, regulations, guidelines and policies amendments in 2020 and subsequent years in order that lawful enforcement may be undertaken. The Association or a Member's inability to enforce any covenant, bylaw, rule, regulation or guideline against one or more owners as a result of this statute will not limit or preclude the Association or a member enforcing covenants, bylaws, rules, regulations, guidelines against any other member which is not limited or prohibited.
  
- D. Any declaration by a Montana Court that a provision of the covenants, bylaws, rules, regulations, guidelines is unenforceable in whole or in part will not invalidate or render unenforceable any other covenants, bylaw, rule, regulation, procedure or guideline.



BALLOTING FOR EBWCA 2020 COVENANT AMENDMENT NO. 1

Gregory A. Louchart 1996 Revocable Living Trust- Lot 25  YES  NO

\_\_\_\_\_  
Gregory A. Louchart

\_\_\_\_\_  
Trudy A. Louchart

Alders Family Trust and Conti Revocable Trust – Lot 2, No. 5  YES  NO

\_\_\_\_\_  
Mark Lee Alders

\_\_\_\_\_  
Danyell Denise Alders

\_\_\_\_\_  
Elizabeth C. Conti

\_\_\_\_\_  
David O. Conti

Bailey Family Trust – Lot 35

YES

NO

\_\_\_\_\_  
Thomas William Bailey

\_\_\_\_\_  
Eleanor Joan Bailey

Lot 24B

YES

NO

\_\_\_\_\_  
John S. Baltad

\_\_\_\_\_  
Lueretta Baltad

Lot 4

YES

NO

\_\_\_\_\_  
Donald O. Bewley

\_\_\_\_\_  
Beverly J. Bewley

Calvin Brenneman & Twila Brenneman- Lot 26     YES     NO

\_\_\_\_\_  
Calvin Brenneman

\_\_\_\_\_  
Twila Brenneman

Michael Dyer Brooks Trust- Lot 22

YES     NO

\_\_\_\_\_  
Michael Dyer Brooks

William M. Brunskill and Dena L. Brunskill Living Trust- Lot 5     YES     NO

\_\_\_\_\_  
William M. Brunskill

\_\_\_\_\_  
Dena L. Brunskill

The Cannon Living Trust- Lot 20A

YES     NO

\_\_\_\_\_  
John F. Cannon

\_\_\_\_\_  
Cynthia J. Cannon

Lot 30A

YES     NO

\_\_\_\_\_  
Dale E. Carlson

\_\_\_\_\_  
Nancy E. Carlson

Lot 5

YES

NO

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Carol Clintworth Myhre

Cole Family Trust- Lot 11B

YES

NO

---

Stuart H. Cole

---

Anita E. Cole

The Jonathan B. Detwiler Living Revocable Trust- Lots 13A & 13B

YES

NO

---

Jonathan B. Detwiler

Lots 27A & 28

YES

NO

---

Steve Dompier

---

Eve Dompier

Lot 12

YES

NO

---

Wanda Y. Faul

Lot 10

YES

NO

---

Sylvia J. Fox

Fraley Montana Properties, LLC- Lot 7

YES

NO

---

Donald E. Fraley

Amy B. Gravina Revocable Trust- Lot 17 &18A

YES

NO

---

Amy B. Gravina

Lot 3/2

YES

NO

---

Terry Scott Holzwarth

---

JoAnne Monica Holzwarth

Lot 2

YES

NO

---

JPM Holdings, INC

Pro Kleen Services, Inc- Lot 1

YES

NO

---

David K. Knudson

---

Caroline Knudson

Lot 14

YES       NO

\_\_\_\_\_  
Donald B. Keown

\_\_\_\_\_  
Judith Keown

Eileen Kimball Trust- Lot 27B

YES       NO

\_\_\_\_\_  
Eileen Kimball

Kirby Family Revocable Living Trust- Lot 6

YES       NO

\_\_\_\_\_  
James S. Kirby

\_\_\_\_\_  
Marilyn Kirby

Kevin J. Kleckner and Dawn A. Underwood Trust- Lot 15

YES       NO

\_\_\_\_\_  
Kevin H. Kleckner

\_\_\_\_\_  
Dawn A. Underwood

Lots 12& 13

YES       NO

\_\_\_\_\_  
Robert L. Riddle

\_\_\_\_\_  
Sharon L. Riddle

Lot 11

YES       NO

\_\_\_\_\_  
Douglas L. Raymond

\_\_\_\_\_  
Cinda S. Raymond

Lot 1-14A

YES       NO

\_\_\_\_\_  
Gerald L. Mott

\_\_\_\_\_  
Diana L. La Mott

George and Ann Lowerre Family Trust- Lot 2 14A

YES       NO

\_\_\_\_\_  
George H. Lowerre, IV

\_\_\_\_\_  
Ann Lee Lowerre

Lot 23A

YES       NO

\_\_\_\_\_  
William R. Livingstone

\_\_\_\_\_  
Rita J. Livingstone

Lot 1

YES       NO

\_\_\_\_\_  
Danny E. Marcus

Lot 33

YES       NO

\_\_\_\_\_  
David McIntyre

\_\_\_\_\_  
Tracey Lee McIntyre

Milijasevic 2005 Trust- Lot 16A

YES       NO

\_\_\_\_\_  
Nedelko Milijasevic

Peterson Family Trust- Lot 31

YES  NO

\_\_\_\_\_  
Ernest W. Peterson

\_\_\_\_\_  
Denise Falkner

Lot 3

YES  NO

\_\_\_\_\_  
Gordan Phillips

\_\_\_\_\_  
Lorraine Phillip

The Robert & Karla Ramsey Family Living Trust- Lot 24A

YES  NO

\_\_\_\_\_  
Robert J. Ramsey Jr.

\_\_\_\_\_  
Karla L. Ramsey

David Rauch Profit Sharing Plan- Lot 10

YES  NO

\_\_\_\_\_  
David Rauch

Lots 20 & 21

YES  NO

\_\_\_\_\_  
Timothy Renschler

\_\_\_\_\_  
Drewellen Renschler

Lot 8 (1500)

YES       NO

---

Aaron Rudio

---

Monica Rudio

Lot 8 (1474)

YES       NO

---

Bernard A. Slogotski

Lot 11A

YES       NO

---

Robert E. Smith Jr.

---

Paula L. Smith

Lot 23B

YES       NO

---

Linda L. Stordahl

---

Claudine Alisa Johnson

Strawser Family Trust- Lot 37 & 38

YES       NO

---

David Strawser

---

Ann Strawser

Lot 34

YES       NO

---

Corey Thorson



Evista, LLC- Lots 32 & 36

YES  NO

\_\_\_\_\_  
Donald VanLandingham

Sunland, LLC- Lot 4

YES  NO

\_\_\_\_\_  
D. Wade

\_\_\_\_\_  
Georgina J. Allred

S & SW Trust and Payne Family Revocable Trust- Lot 17

YES  NO

\_\_\_\_\_  
Sam Waldenberg

\_\_\_\_\_  
Rae S. Weese

Warpath Investments, Inc- Lot 9

YES  NO

\_\_\_\_\_  
Eldon Walthall

Restatement 2003 Revocable Trust of Charles L. Weyerhaeuser- Lot 9

YES  NO

\_\_\_\_\_  
Chuck Weyerhaeuser

Lot 6

YES

NO

---

Samuel Stockton White V.

---

Teresa White

Lot 7

YES

NO

---

William F. Whitsitt

---

Kristy L. Whitsitt

**EAGLE BEND WEST COMMUNITY ASSOCIATION  
2020 PROPOSED, INDIVIDUAL COVENANT AMENDMENT  
NO. 2: RENTAL RESTRICTIONS**

*Note: this proposed Amendment No. 2 to the 2020 Proposed Restatement will be separately considered and voted upon. This Amendment is subject to MCA §70-17-101, et seq.*

**Article IV, Section 1, paragraph (ii) is amended to read as follows:**

~~(ii)—Leases. In order to prevent transient occupancy of Lots and/or Dwelling Units, any lease agreement between an Owner and a lessee respecting a Lot or Dwelling Unit shall be in writing and shall be subject in all respects to the provisions of this the Declaration, the Articles and Bylaws. Any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Copies of all such lease agreements shall be furnished to the Association prior to commencement of the Lease term. Other than the foregoing, there is no restriction on the right of any Owner to lease its Lot or Dwelling Unit. Owners shall be responsible to insure that their lessees comply with all the terms and provisions of this the Declaration and such Owners shall pay any expense incurred by the Association as a result of their lessees' failure to so comply.~~

**(ii) Rentals Restrictions**

- A. Owners may rent their residential property for time periods of not less than sixty (60) days as limited, regulated and provided below.
- B. Owners renting or leasing their residential property must comply with the following requirements:
- 1) All rental agreements must be in writing. Owners will give written notice to the Board of their intent to rent their residence or that a rental agreement has been made, including the full contact information of the tenant, lessee and of any rental management agency the owner may have employed. The Association or Board may require that the owner deliver a copy of any signed rental agreement and its renewals to the Association.
  - 2) Owners and their rental agreements must require that tenants and lessees agree in writing to abide by each and every covenant, bylaw, rule, regulation, guideline and policy as amended and then in effect. This may, but need not include a special list governing noise, trash accumulation, number of vehicles parked, number of guests allowed and use of common areas. Owners are obligated to provide copies of all current covenants,

bylaws, rules, regulations, procedures, guidelines and policies to tenants and lessees. Any failure by an owner to abide by this requirement does not render a covenant, bylaw, rule, regulation, procedure, guidelines and policy unenforceable.

- 3) Owners and rental agreements must require that a tenant or lessee maintain a policy of “renter’s insurance” insuring their contents and providing public liability insurance in amounts which may be required by Board regulation.
  - 4) Owners may (and are encouraged to) hire, contract for and utilize the services of a rental management agency. If so hired, owners will provide a copy of the contract and contact information for the management agency. Owners will provide the agency with a copy of these covenants.
- C. “Short Term Rental” or “Vacation Rental” means a residential unit or any portion of a residential unit that is offered by a resident or owner of the residential unit for occupancy for fewer than sixty (60) consecutive days or where a residence is rented or leased to three or more tenants or lessees per twelve month period.
- D. No owner may rent or allow their residential property to be rented for any time-period of less than sixty (60) days. This prohibition extends to rentals of rooms, portions of a residence or of any improvement for less than sixty (60) days. This prohibition may not be avoided by a pattern of rentals (such as cancellations) which effectively allows for a new tenant within a sixty (60) day rental or lease term.
- E. No owner or resident may offer or allow their residential property to be used in a transient or “hotel” manner.
- F. No owner or resident may advertise, promote nor utilize the services of any internet-based service, including, but not limited to, services such as VRBO or Air-B&B.

BALLOTING FOR EBWCA 2020 COVENANT AMENDMENT NO. 2

Gregory A. Louchart 1996 Revocable Living Trust- Lot 25  YES  NO

\_\_\_\_\_  
Gregory A.

\_\_\_\_\_  
Trudy A.

Alders Family Trust and Conti Revocable Trust – Lot 2, No. 5  YES  NO

\_\_\_\_\_  
Mark Lee Alders

\_\_\_\_\_  
Danyell Denise Alders

\_\_\_\_\_  
Elizabeth C. Conti

\_\_\_\_\_  
David O. Conti

Bailey Family Trust – Lot 35  YES  NO

\_\_\_\_\_  
Thomas William Bailey

\_\_\_\_\_  
Eleanor Joan Bailey

Lot 24B  YES  NO

\_\_\_\_\_  
John S. Baltad

\_\_\_\_\_  
Lueretta Baltad

Lot 4  YES  NO

\_\_\_\_\_  
Donald O. Bewley

\_\_\_\_\_  
Beverly J. Bewley

Calvin Brenneman & Twila Brenneman- Lot 26     YES     NO

\_\_\_\_\_  
Calvin Brenneman

\_\_\_\_\_  
Twila Brenneman

Michael Dyer Brooks Trust- Lot 22     YES     NO

\_\_\_\_\_  
Michael Dyer Brooks

William M. Brunskill and Dena L. Brunskill Living Trust- Lot 5     YES     NO

\_\_\_\_\_  
William M. Brunskill

\_\_\_\_\_  
Dena L. Brunskill

The Cannon Living Trust- Lot 20A     YES     NO

\_\_\_\_\_  
John F. Cannon

\_\_\_\_\_  
Cynthia J. Cannon

Lot 30A     YES     NO

\_\_\_\_\_  
Dale E. Carlson

\_\_\_\_\_  
Nancy E. Carlson

Lot 5

YES       NO

\_\_\_\_\_  
Carol Clintworth Myhre

Cole Family Trust- Lot 11B

YES       NO

\_\_\_\_\_  
Stuart H. Cole

\_\_\_\_\_  
Anita E. Cole

The Jonathan B. Detwiler Living Revocable Trust- Lots 13A & 13B

YES       NO

\_\_\_\_\_  
Jonathan B. Detwiler

Lots 27A & 28

YES       NO

\_\_\_\_\_  
Steve Dompier

\_\_\_\_\_  
Eve Dompier

Lot 12

YES       NO

\_\_\_\_\_  
Wanda Y. Faul

Lot 10

YES       NO

\_\_\_\_\_  
Sylvia J. Fox

Fraleley Montana Properties, LLC- Lot 7

YES

NO

---

Donald E. Fraley

Amy B. Gravina Revocable Trust- Lot 17 &18A

YES

NO

---

Amy B. Gravina

Lot 3/2

YES

NO

---

Terry Scott Holzwarth

---

JoAnne Monica Holzwarth

Lot 2

YES

NO

---

JPM Holdings, INC

Pro Kleen Services, Inc- Lot 1

YES

NO

---

David K. Knudson

---

Caroline Knudson



Lot 14

YES       NO

\_\_\_\_\_  
Donald B. Keown

\_\_\_\_\_  
Judith Keown

Eileen Kimball Trust- Lot 27B

YES       NO

\_\_\_\_\_  
Eileen Kimball

Kirby Family Revocable Living Trust- Lot 6

YES       NO

\_\_\_\_\_  
James S. Kirby

\_\_\_\_\_  
Marilyn Kirby

Kevin J. Kleckner and Dawn A. Underwood Trust- Lot 15

YES       NO

\_\_\_\_\_  
Kevin H. Kleckner

\_\_\_\_\_  
Dawn A. Underwood

Lots 12& 13

YES       NO

\_\_\_\_\_  
Robert L. Riddle

\_\_\_\_\_  
Sharon L. Riddle

Lot 11

YES       NO

\_\_\_\_\_  
Douglas L. Raymond

\_\_\_\_\_  
Cinda S. Raymond

Lot 1-14A

YES       NO

\_\_\_\_\_  
Gerald L. Mott

\_\_\_\_\_  
Diana L. La Mott

George and Ann Lowerre Family Trust- Lot 2 14A

YES       NO

\_\_\_\_\_  
George H. Lowerre, IV

\_\_\_\_\_  
Ann Lee Lowerre

Lot 23A

YES       NO

\_\_\_\_\_  
William R. Livingstone

\_\_\_\_\_  
Rita J. Livingstone

Lot 1

YES       NO

\_\_\_\_\_  
Danny E. Marcus

Lot 33

YES       NO

\_\_\_\_\_  
David McIntyre

\_\_\_\_\_  
Tracey Lee McIntyre

Milijasevic 2005 Trust- Lot 16A

YES       NO

\_\_\_\_\_  
Nedelko Milijasevic

Peterson Family Trust- Lot 31

YES       NO

\_\_\_\_\_  
Ernest W. Peterson

\_\_\_\_\_  
Denise Falkner

Lot 3

YES       NO

\_\_\_\_\_  
Gordan Phillips

\_\_\_\_\_  
Lorraine Phillip

The Robert & Karla Ramsey Family Living Trust- Lot 24A

YES       NO

\_\_\_\_\_  
Robert J. Ramsey Jr.

\_\_\_\_\_  
Karla L. Ramsey

David Rauch Profit Sharing Plan- Lot 10

YES       NO

\_\_\_\_\_  
David Rauch

Lots 20 & 21

YES       NO

\_\_\_\_\_  
Timothy Renschler

\_\_\_\_\_  
Drewellen Renschler

Lot 8 (1500)

YES       NO

---

Aaron Rudio

---

Monica Rudio

Lot 8 (1474)

YES       NO

---

Bernard A. Slogotski

Lot 11A

YES       NO

---

Robert E. Smith Jr.

---

Paula L. Smith

Lot 23B

YES       NO

---

Linda L. Stordahl

---

Claudine Alisa Johnson

Strawser Family Trust- Lot 37 & 38

YES       NO

---

David Strawser

---

Ann Strawser

Lot 34

YES       NO

---

Corey Thorson

Evista, LLC- Lots 32 & 36

YES  NO

\_\_\_\_\_  
Donald VanLandingham

Sunland, LLC- Lot 4

YES  NO

\_\_\_\_\_  
D. Wade

\_\_\_\_\_  
Georgina J. Allred

S & SW Trust and Payne Family Revocable Trust- Lot 17

YES  NO

\_\_\_\_\_  
Sam Waldenberg

\_\_\_\_\_  
Rae S. Weese

Warpath Investments, Inc- Lot 9

YES  NO

\_\_\_\_\_  
Eldon Walthall

Restatement 2003 Revocable Trust of Charles L. Weyerhaeuser- Lot 9

YES  NO

\_\_\_\_\_  
Chuck Weyerhaeuser

Lot 6

YES

NO

\_\_\_\_\_  
Samuel Stockton White V.

\_\_\_\_\_  
Teresa White

Lot 7

YES

NO

\_\_\_\_\_  
William F. Whitsitt

\_\_\_\_\_  
Kristy L. Whitsitt

**EAGLE BEND WEST COMMUNITY ASSOCIATION  
2020 PROPOSED, INDIVIDUAL COVENANT AMENDMENT  
NO. 3: PARKING RESTRICTIONS**

*Note: this proposed Amendment No. 3 to the 2020 Proposed Restatement will be separately considered and voted upon.*

**Article IV: Land Use Restrictions, Section 1, paragraph (dd) is amended to read as follows:**

**(dd) Trucks, Trailers Campers and Boat Parking Restrictions**

Except as provided below, no motor vehicle classed by manufacturer rating as exceeding 3/4-ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot in Eagle Bend West Subdivision so as to be Visible From Neighboring Property,

Exception: A resident, tenant or occupant within this subdivision may park any motorhome or recreational vehicle in their driveway for not more than fourteen (14) consecutive days. This covenant may not be avoided by a patterned, repeated or systematic effort to avoid compliance, such as a parked vehicle for ten days, then removed for one or more days, then returned and parked again.

BALLOTING FOR EBWCA 2020 COVENANT AMENDMENT NO. 3

Gregory A. Louchart 1996 Revocable Living Trust- Lot 25  YES  NO

\_\_\_\_\_  
Gregory A. Louchart

\_\_\_\_\_  
Trudy A. Louchart

Alders Family Trust and Conti Revocable Trust – Lot 2, No. 5  YES  NO

\_\_\_\_\_  
Mark Lee Alders

\_\_\_\_\_  
Danyell Denise Alders

\_\_\_\_\_  
Elizabeth C. Conti

\_\_\_\_\_  
David O. Conti

Bailey Family Trust – Lot 35  YES  NO

\_\_\_\_\_  
Thomas William Bailey

\_\_\_\_\_  
Eleanor Joan Bailey

Lot 24B  YES  NO

\_\_\_\_\_  
John S. Baltad

\_\_\_\_\_  
Lueretta Baltad

Lot 4  YES  NO

\_\_\_\_\_  
Donald O. Bewley

\_\_\_\_\_  
Beverly J. Bewley



Calvin Brenneman & Twila Brenneman- Lot 26     YES     NO

\_\_\_\_\_  
Calvin Brenneman

\_\_\_\_\_  
Twila Brenneman

Michael Dyer Brooks Trust- Lot 22     YES     NO

\_\_\_\_\_  
Michael Dyer Brooks

William M. Brunskill and Dena L. Brunskill Living Trust- Lot 5     YES     NO

\_\_\_\_\_  
William M. Brunskill

\_\_\_\_\_  
Dena L. Brunskill

The Cannon Living Trust- Lot 20A     YES     NO

\_\_\_\_\_  
John F. Cannon

\_\_\_\_\_  
Cynthia J. Cannon

Lot 30A     YES     NO

\_\_\_\_\_  
Dale E. Carlson

\_\_\_\_\_  
Nancy E. Carlson

Lot 5     YES     NO

\_\_\_\_\_  
Carol Clintworth Myhre

Cole Family Trust- Lot 11B

YES       NO

\_\_\_\_\_  
Stuart H. Cole

\_\_\_\_\_  
Anita E. Cole

The Jonathan B. Detwiler Living Revocable Trust- Lots 13A & 13B

YES       NO

\_\_\_\_\_  
Jonathan B. Detwiler

Lots 27A & 28

YES       NO

\_\_\_\_\_  
Steve Dompier

\_\_\_\_\_  
Eve Dompier

Lot 12

YES       NO

\_\_\_\_\_  
Wanda Y. Faul

Lot 10

YES       NO

\_\_\_\_\_  
Sylvia J. Fox

Fraley Montana Properties, LLC- Lot 7       YES       NO

\_\_\_\_\_  
Donald E. Fraley

Amy B. Gravina Revocable Trust- Lot 17 &18A       YES       NO

\_\_\_\_\_  
Amy B. Gravina

Lot 3/2       YES       NO

\_\_\_\_\_  
Terry Scott Holzwarth

\_\_\_\_\_  
JoAnne Monica Holzwarth

Lot 2       YES       NO

\_\_\_\_\_  
JPM Holdings, INC

Pro Kleen Services, Inc- Lot 1       YES       NO

\_\_\_\_\_  
David K. Knudson

\_\_\_\_\_  
Caroline Knudson

Lot 14       YES       NO

\_\_\_\_\_  
Donald B. Keown

\_\_\_\_\_  
Judith Keown

Eileen Kimball Trust- Lot 27B

YES

NO

\_\_\_\_\_  
Eileen Kimball

Kirby Family Revocable Living Trust- Lot 6

YES

NO

\_\_\_\_\_  
James S. Kirby

\_\_\_\_\_  
Marilyn Kirby

Kevin J. Kleckner and Dawn A. Underwood Trust- Lot 15

YES

NO

\_\_\_\_\_  
Kevin H. Kleckner

\_\_\_\_\_  
Dawn A. Underwood

Lots 12& 13

YES

NO

\_\_\_\_\_  
Robert L. Riddle

\_\_\_\_\_  
Sharon L. Riddle

Lot 11

YES

NO

\_\_\_\_\_  
Douglas L. Raymond

\_\_\_\_\_  
Cinda S. Raymond

Lot 1-14A

YES

NO

\_\_\_\_\_  
Gerald L. Mott

\_\_\_\_\_  
Diana L. La Mott

George and Ann Lowerre Family Trust- Lot 2 14A

YES

NO

\_\_\_\_\_  
George H. Lowerre, IV

\_\_\_\_\_  
Ann Lee Lowerre

Lot 23A

YES

NO

\_\_\_\_\_  
William R. Livingstone

\_\_\_\_\_  
Rita J. Livingstone

Lot 1

YES

NO

\_\_\_\_\_  
Danny E. Marcus

Lot 33

YES

NO

\_\_\_\_\_  
David McIntyre

\_\_\_\_\_  
Tracey Lee McIntyre

Milijasevic 2005 Trust- Lot 16A

YES

NO

\_\_\_\_\_  
Nedelko Milijasevic

Peterson Family Trust- Lot 31

YES  NO

\_\_\_\_\_  
Ernest W. Peterson

\_\_\_\_\_  
Denise Falkner

Lot 3

YES  NO

\_\_\_\_\_  
Gordan Phillips

\_\_\_\_\_  
Lorraine Phillip

The Robert & Karla Ramsey Family Living Trust- Lot 24A

YES  NO

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Robert J. Ramsey Jr.

\_\_\_\_\_  
Karla L. Ramsey

David Rauch Profit Sharing Plan- Lot 10

YES  NO

\_\_\_\_\_  
David Rauch

Lots 20 & 21

YES  NO

\_\_\_\_\_  
Timothy Renschler

\_\_\_\_\_  
Drewellen Renschler

Lot 8 (1500)

YES  NO

\_\_\_\_\_  
Aaron Rudio

\_\_\_\_\_  
Monica Rudio

Lot 8 (1474)

YES       NO

\_\_\_\_\_  
Bernard A. Slogotski

Lot 11A

YES       NO

\_\_\_\_\_  
Robert E. Smith Jr.

\_\_\_\_\_  
Paula L. Smith

Lot 23B

YES       NO

\_\_\_\_\_  
Linda L. Stordahl

\_\_\_\_\_  
Claudine Alisa Johnson

Strawser Family Trust- Lot 37 & 38

YES       NO

\_\_\_\_\_  
David Strawser

\_\_\_\_\_  
Ann Strawser

Lot 34

YES       NO

\_\_\_\_\_  
Corey Thorson

Evista, LLC- Lots 32 & 36

YES       NO

\_\_\_\_\_  
Donald VanLandingham

Sunland, LLC- Lot 4

YES       NO

\_\_\_\_\_  
D. Wade

\_\_\_\_\_  
Georgina J. Allred

S & SW Trust and Payne Family Revocable Trust- Lot 17

YES       NO

\_\_\_\_\_  
Sam Waldenberg

\_\_\_\_\_  
Rae S. Weese

Warpath Investments, Inc- Lot 9

YES       NO

\_\_\_\_\_  
Eldon Walthall

Restatement 2003 Revocable Trust of Charles L. Weyerhaeuser- Lot 9

YES       NO

\_\_\_\_\_  
Chuck Weyerhaeuser

Lot 6

YES       NO



---

Samuel Stockton White V.

---

Teresa White

Lot 7

YES

NO

---

William F. Whitsitt

---

Kristy L. Whitsitt