



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

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

### **Board of Directors Meeting**

## **Minutes**

**October 21, 2020**

**(Held electronically)**

**Directors Present:** Stuart Cole, David McIntyre, Dawn Underwood,  
Bill Whitsitt.

**Directors Absent:** John Cannon

**Others Present:** Dave Roberts (property manager);  
Liz Conti (homeowner)

The meeting was called to order at 5:00 pm by Vice President Dawn Underwood because of the absence of President John Cannon. All directors had received notice of the meeting.

No minutes were considered for approval. Board members noted that minutes from the most recent meeting, and others missing from the EBWCA website, should be approved and/or provided to Dave Roberts for posting as soon as possible in order for the website to be updated.

Homeowner Liz Conti spoke to the Board about the unfinished exterior remodeling work on the Harbor Drive home owned jointly by the Conti and Alders families. The unfinished work had been the subject of a Design Guidelines violation notice and subsequent telephone conference. Ms. Conti stated the families' desire to bring the property into compliance as soon as possible. She also asked several questions about completion timing expectations.

Vice President Underwood commented about the need for the DRC to receive the completed design application discussed previously in order to expedite consideration and a response so the homeowners may begin work. Ms. Conti understood and said she would work with the other owners to provide the completed application.

The Design Review Committee expects to set both a completion date and bond requirement after reviewing the completed application.

It was also noted that the only other outstanding DRC non-compliance matter has been resolved. The property owners have taken all requested corrective actions, primarily dealing with landscaping, and their construction bond has been returned to them.

Following a thorough budget discussion led by Treasurer Stuart Cole, several modifications to the previously-circulated draft 2021 proposed budget were suggested. Also suggested was a modification of one of the EBWCA budget sections for clarity of the content. Finally, there was general agreement to await estimates in one budget category for current (2020) projected costs, and costs for 2021, before adjusting the budget 2021 proposed budget and circulating it for electronic voting by the Board in time for its being sent to property owners by November 1. Bill Whitsitt has made the estimates request.

Discussion of the CC&Rs amendment vote project resulted in David McIntyre's volunteering to have a conversation with one property's new owners about their possibly returning a ballot. Board members also wished to have feedback from contacts that John Cannon has made with the remaining not-yet-voting property owners.

On capital projects, Stuart Cole moved approval of a capital expenditure consistent with a bid received by Dave Roberts to "fence" or shield more of the sewage lift station at the corner of Canal Street and Harbor Drive. (The expectation is that any decision on landscaping there will be made later). Bill Whitsitt seconded the motion and it was approved unanimously by the directors present.

There was discussion of two other projects, both involving drain issues that have been inspected by Board members: one a street-side drain near the McIntyres' home on Harbor Drive that is not functional because during storms the water entering it cannot flow through its uphill drainpipe; the other a drain line from Canal Street under and onto the Whites' lot on Canal Street.

The Board agreed to ask John Cannon to communicate with the Whites. The directors also asked Dave Roberts to seek closure on recommendation(s) to resolve the Harbor Drive drainage problem.

There was brief discussion about adjusting meeting start times for the winter, but no specific action was ultimately considered.

There being no further action, the meeting was adjourned at 6:44 pm.

Submitted by Bill Whitsitt



Board approved (Date)

11/1/20

(ELECTRONIC  
VOTES)

ACTING SECRETARY