

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 25, 2021

MINUTES

The meeting was called to order at 5:00PM by President John Cannon.

Present, in person or telephonically, were board members Stuart Cole, Bill Whitsitt, Dawn Underwood, Dave McIntyre and John Cannon. Property Manager Dave Roberts was also in attendance.

All directors agreed and acknowledged that notice had been properly received.

President's Report – John opened the meeting by addressing the work that was being completed to file the CCR amendments and that it would take just a little more work to make sure everything was in order. John reported that the next project they would turn to is the common area transfer. John thanked the board for their efforts and resiliency in see the CCR project through to completion. The board also thanked and acknowledged the work of the committees and community in completing the amendment. John highlighted that he was very pleased so many community members returned ballots and engaged in the process. John turned next to reporting on individual lot issues within the community and communications with those owners. The board discussed title clearance issues, lot division/combination requests, dues issues, landscaping issues, the prohibition on undersized housing builds and home repair work. The board also discussed communications regarding additional homes developments within the community.

Property Manager Report – Dave addressed an engineering report on the pump system and the recommendation that a meter may be required. Dave also reported on the light snow so far and that we would be saving on plowing costs. Dave also mentioned and reviewed fence work that had been completed with the assistance of the landscape committee.

Treasury Report – Stuart presented his year end annual report based upon statements that had been presented to the board in advance of the meeting. Stuart went through in detail on the balances in each of the reserve accounts. Stuart reported on overall expenses and that the Association was just \$2,000 over the prior year. Stuart stated he felt good about the budget and he was hoping that we would come in under budget for 21'. The board then discussed mailbox repair and potential replacement costs and noted that while boxes were operational, for now, mailbox replacement was still a request coming from many members in the community.

Bill offered to draft a newsletter regarding the financials. All directors agreed with his proposal and thanked him for offering.

There being no further business, the meeting was adjourned at 6:00 PM.

Respectfully submitted,
John Cannon, President and Secretary