

**EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 16, 2020**

**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. A draft of the meeting minutes for the September and October board meetings had been provided to the board for in advance for review. Upon a correction of one typographical error, Dawn made a motion for approval of the minutes for September, Bill seconded the motion and all directors voted in favor of approving the September minutes. Bill also made a motion to ratify the actions of the board taken on October 21, 2020 regarding the CCRs, the collection of votes to amend the CCRs and the communications of the board regarding the vote collection process. Stuart seconded the motion. All directors voted in support of the motion.

President's Report – John opened the meeting by addressing the status of the vote collection efforts regarding the CCRs. John reviewed each of the steps the board and Dave Roberts took to make sure each community member entitled to vote received a personalized ballot (including replacement ballots for those lost or misplaced), was informed of the process on how to vote and the repeat efforts that were made to persons, both telephonically and in writing, to advise persons how to vote. John also made clear that part of the communications, in writing and verbally, was that if no completed ballot was returned, the board would count such non-response as a “no” on all proposals. John reported that only two lot owners ultimately did not present a completed ballot as of the date of the meeting in November, 2020. The board then discussed the status of the votes and the vote totals on each of the proposals. Based thereon, Stuart made a motion to close the voting process. John seconded the motion. All directors voted in favor of closing the vote. John next addressed the steps to record the amendment and advised that he would work with the association's legal counsel to complete the process.

Property Manager Report – Dave addressed the repairs to the irrigation system and waterfall (again). Dave highlighted that the pumps need electrical attention.

Treasury Report – Stuart presented his work on the annual budget. Stuart reported that it was his estimation that a small dues increase would be required. Stuart stated that he believed, after much analysis and input from all board members and Dave R., that a \$15 per period increase was needed. Stuart made a motion to adopt the new pay period increase. Dave seconded the motion. All directors voted in support of the motion. John agreed to obtain a budget from legal counsel on the road title transfer project. John also reported that the filing fees and expenses related to the CCR amendment would be just over \$500.

Other Business – The board discussed drainage issues and anticipated communications re the same. The board also discussed an information blast via text and the need to have mobile phone nos. for all owners.

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

Respectfully submitted,  
John Cannon, President and Secretary