

**EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**September 7, 2020**

**MINUTES**

The meeting was called to order at 3:00PM 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. Guests attending the meeting were Mr. and Mrs. Strawser, Chris Walthall, Dena Brunskill, Aaron Trudy and Steve Dompier.

President's Report – John opened the meeting by welcoming the guests and inviting them to participate in the meeting. Chris stated that he was there to present a petition signed by some members of the EBWCA regarding the CCR amendment proposals. Chris stated that the purpose of the petition was to request a pause of the voting. Aaron stated that they were not attempting to cancel any votes that had already been cast, but did not want more votes collected. John stated that more than 20 votes had already been collected and that the Board would not attempt to disenfranchise those who already voted by halting voting. Chris went on to state that he believed that because the Board members did not own recreational vehicles they were biased against recreational vehicle owners. John stated that there were no facts to support a claim of bias and that the Board's vehicle ownership was not a relevant issue to the proposals presented to the community. John reminded everyone that the process of collecting information from the community had lasted several years and included surveys asking the community what they would like to see changed in the CCRs. The proposal on recreational vehicle parking was requested by community input, not any particular board member.

Bill inquired of the guests why it would be reasonable to stop voting given that the Board was following an open process that has taken place over several years. Chris stated the group did not want to stop voting, just postpone the vote. Aaron stated that they each had different reasons for being present at the meeting. Chris stated that he also wanted a list of fees included in a proposal to allow the Board to fine owners for infractions. Dave Strawser stated that it would be a mistake to allow trailers and class c recreational vehicles and lower. A. Rudio stated that the opt-out provisions of state law did not work.

The guests and the board continued their discussions about each of the CCR proposals. The Strawasers discussed the history of the motorcoach issue in the community. Discussion was had on Class A motorcoaches and the differences to other recreational vehicles. Dave stated he did not want to see trailers in yards. He also stated that making the community an RV park would create a decline in values. Discussion was also had regarding short term rentals. Dena stated that she wants restrictions on rentals, including that there should be consideration for vacations and suggested a 30 day provision. More discussion ensued on the pros and cons of fees, recreational vehicles and vacation rental restrictions.

John stated that the Board was committed to the principle of garnering community input and appreciated each of the guests attending the meeting and discussing their views. John reiterated that the Board's role was to act on the requests of the community and that the Board earnestly wants to work with all members of the community. The Board was open to suggestions about changes to policies and practices attendant to implementing that CCR amendments, once voted on and approved. John reminded Dena that she was on the board when much of the work for the proposals was completed and that she agreed with the proposals, in general, at the time she was on the board, in particular, enforcement through fines and restrictions on vacation rentals. Stuart stated he intended to make a proposal to extend the date that the Board had set for

the return of ballots. Additional discussion ensued. Chris stated that a voluminous number of people in the community were scared. John again thanked the guests for attending. The guests departed the meeting.

The Board next turned to the issue of properties that were not in compliance and the drafts of enforcement letters to each of the owners in violation. The Board approved the forms of the letters and instructed Dave Roberts to send the letters out, with some minor changes.

Treasury Report – Stuart presented on his work on a preliminary budget and stated that EBWCA was overbudget through the end of July. Focus was drawn to irrigation and drain repair costs and legal fees. Stuart suggested that a dues increase was likely to be required. Stuart stated that the capital reserve was \$50,000.

Other Business – The Board returned to the topic of the ballots and the CCR proposals. The Board members reiterated their collective commitment to garnering community input. John noted that voting was one of the best ways to get input from the community. Stuart made a motion to extend the return date for ballots and to work with the community members, if they came forward, on additional policies and proposals. Bill seconded the motion. All Board members voted in favor of the motion. The motion was adopted.

Additional discussion was had concerning additional communications to the community about the extension of the date by which the Board requested the return of the ballots. John stated that it was important that this current date was not a cut-off and the extended date was not a cut-off. The Board had not established a date by which votes would no longer be received. Discussion was had that at some point a final date would need to be established. The Board also discussed disclosure of anticipated fine schedules and clarification between ongoing infractions and single event infractions. The Board also discussed reminding owners that if an owner fails to vote that their vote would be deemed a “No” vote on all items in the proposals. Bill made a motion that the Board would draft a communication to all members identifying the extension of time the Board requests ballots be returned, a discussion of anticipated policies regarding fines and the manner in which the Board would implement the amendments, if authorized. Dave seconded the motion. All Board members voted in favor of the motion.

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

Respectfully submitted,  
John Cannon, President and Secretary