

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 17, 2021

MINUTES

The meeting was called to order at 5:00 PM 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 acknowledged that they had received notice. John represented that he would circulate draft minutes separately from the meeting.

President's Report – John requested an update on developments in the community, specifically new requests for DRC approval and compliance involving the Seaman property. The board discussed continuing developments and the involvement of legal counsel to ensure compliance. Proper plan had still not been presented to the DRC. Notwithstanding, the board learned that the owner was not going to take further steps to build on the property this season and would wait for the Fall to commence activities. The owner assured that he would comply with the DRG and complete the proper paperwork and make the required deposits.

John reported that the Flathead Conservation District held a “planting day” on the river side of the development to help reduce erosion. The District representatives assured the board that due care was taken by the volunteers to maximize erosion prevention while minimizing interference with views from adjacent properties. Bill also provided information to the board regarding the activities that day, having participated with the volunteer team and spoken to the volunteers and the district employees directly. Bill also raised the fact that there would be a walk around the neighborhood on June 12, 2021 and a realtor meeting through local realtor, Dean & Leininger, affiliating with the Montana Realtors Association.

Property Manager's Report – Dave reported that water was in short supply and that the Harbor would not be opening until the end of May/early June. Dave noted that he could not turn on the pumps until the water level rose sufficiently. Dave and the board then discussed various projects in the community and that status of each. Bill commented that Kristy W. had a walk around with Erin re plantings and landscape work in the community.

Treasury Report – Stuart reported that there was not much to report on. Stuart noted that balances in various accounts and his view that we were within the budget.

Other business – Dave M. raised the topic of signage for dogs on leashes and making bags available for residents and guests to clean up after their pets. Dave also raised the topic of drains still needing to be addressed. Dave M. also raised the topic of creatin an access ramp for kayakers. Discussion ensued about where the ramp could be located and the issues that would need to be addressed if the board took on the project. There was support among some board members to further review and study the proposal.

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

Respectfully submitted,
John Cannon, President and Secretary