

# EBWCA Board Meeting

October 25, 2021

## Minutes

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

Present in person at the Western Mountains Property Management office or online were all directors: John Cannon, Bill Whitsitt, Stuart Cole, Dena Brunskill and Aaron Rudio. Others present were: resident Kevin Kleckner. Property Manager Dave Roberts was unable to attend.

President Cannon noted the presence of a quorum and the resulting waiver of any notice question.

Minutes of the previous September 27, 2021 and October 5, 2021 were considered. The board noted they were longer and was decided to defer, until after the meeting, the approval of the draft minutes.

President's Report - John opened the meeting inquiring about the status of the Renschlers' crawl space water issues. John noted that because the pond is connected to the marina which is connected to the lake, that, in his view, it was hard to see how a permit would not be required to discharge water in to the pond. The board also discussed a report from Dave Roberts that the abatement of the water issue based upon the lowering of the lake level as Fall was approaching. That is, as the lake, not the pond, subsided, the water level came down in the Renschlers' crawl space. The board agreed to continue to have Dave Roberts monitor the situation.

Next, John asked for any comments on the draft Annual Meeting minutes. Aaron stated that he thought some of his comments were missing. John offered to look in to any missing comments and suggested changes to the annual meeting minutes.

John next turned to the code of ethics and board responsibility drafts. Aaron requested that the documents be joined in to a single version. John agreed to make that revision. The board determined that it would vote at the next meeting regarding the adoption of the draft Code of Ethics.

John inquired as to the status of Aaron's review of the Black Magic contract. Aaron represented he thought it was reasonable and should be approved. John moved to approve the contract; Stuart seconded the motion. All directors voted to approve the contract with Black Magic.

Property Report - deferred based on Dave Roberts' absence.

Treasurer's Report - Stuart addressed the proposed budget. All directors engaged in discussion about the reasonableness of the proposed increase in dues based upon many factors, including, but not limited to, depleted reserves, the need to replenish reserves, unforeseen costs, higher vendor costs and inflation. At the conclusion of the discussion, Stuart made a

motion to propose to the community the adoption of a \$443 per lot dues for the 2022 calendar year. The board discussed sending notice to the community and a newsletter re same. Bill seconded the motion. All directors voted in favor and the motion was carried.

Other business: John mentioned that Tracey McIntyre volunteered to be on the Design Review committee. The board agreed to add Tracey to the committee. The board also discussed changes to the forms for the directory that is under consideration. It was also discussed that a reminder to the community about board meetings would be helpful.

Minutes prepared by President and Secretary John Cannon

Approved by Board Vote 11/22/21



Bill Whitsitt, Vice President