

EBWCA Board Meeting

November 22, 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 and Aaron Rudio. Dena Brunskill was not present and did not provide a proxy. Property Manager Dave Roberts was also in attendance. Dave McIntyre was also in attendance.

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

Minutes of the previous September 27, 2021, October 4, 2021 and October 25, 2021 minutes were considered. Through a motion made by Stuart and seconded by Bill, the September 27 and October 4 drafts minutes were approved by a majority of directors present. Also by virtue of a motion made by Stuart and seconded by Bill, the October 25, 2021 minutes were approved by all directors present. The annual meeting draft was discussed, Aaron requested that a statement made by him at the meeting state he was running because his family “did not have representation on the board”. Additional corrections were noted and the draft, upon motion John and Stuart, was approved for posting on the website as a draft for the community to consider.

President’s Report - John introduced the topic of a directory and the draft that had been circulated. Discussion ensued about the drafts circulated and the pros and cons of the directory. Given that Dena had been the original drafter of the directory communication and had raised it with the Board, the remaining Board member decided to defer the directory discussion until such time as Dena attended the next meeting and/or provided a proxy.

John updated the board on the Kirby/ Underwood matter and noted that a claim had been tendered and rejected by the community’s insurance carrier. John provided the rest of the board the information he was aware of so that all directors were informed of the events and the status of the matter.

John next turned to the consolidated draft proposed code of ethics for the Board to vote on and adopt. The Board decided Dena should be present for the adoption of the code of ethics and elected to defer final approval until she could participate in the vote.

Property Report - Dave reported on the landscaping work and that the vendor had done a good job in his view. He also stated that high winds had done some damage that had been repaired. Dave said he drives through the neighborhood several times per week. He noted that the pond was lower but not its lowest, that the river had dropped quickly but had also come back up. Dave reported that he had heard no new information on the Renschler’s hydrology issues, had not heard back from the 2nd hydrologist, and noted the observation that the pumping had declined after the river, but not the pond, had subsided. Dave reported that the Renschler’s were draining their basement to the corner of the lot adjacent to the

common area and that the flow likely eventually makes its way to the pond. A board member noted that the homeowner likely needed a permit to discharge in to the pond.

Treasurer's Report - Stuart noted that bills to date had been minimal, but that as of the end of October all budget dollars had been used and that the association was a few thousand over budget. Stuart noted that he was unaware of any complaints about the proposed higher dues and the need to replenish the reserves. Accordingly, Stuart made a motion to approve the budget for 22' as proposed with a quarterly dues amount of \$443. All directors present voted in favor of the motion.

Other business: Dave raised the issue of the drain in the front of his house, an annual issue. Dave reported that the address numbers on a rock at the front of his lot had been damaged by a Republic Services trash truck. He said Republic will pay to have them replaced. Dave also brought to the board's attention that there was some open burning occurring on adjacent property not part of the association. The board discussed these matters and noted the concern for the community regarding each issue raised.

Minutes prepared by President and Secretary John Cannon

Approved unanimously at Board meeting 1/17/22 with changes included.



Bill Whitsitt
Vice President