



Eagle Bend West Community Association, Inc.

In the greater Harbor Village community- a great place to live!

To: Members, Eagle Bend West Community Association, Inc.

Date: January 31, 2022

Subject: Memo to Members: Year-End 2021 Financial Report/DRC/Contact Information/ Website

Our entrance reindeer have been corralled. The holiday wreaths from around the neighborhood have been stored. We've seen a touch of winter weather. And the Eagle Bend West Community Association Board of Directors has been looking back over 2021 and how we did financially - and forward to a 2022 year of fewer infrastructure cost surprises, good management of our community, and the welcoming of new neighbors because of home sales and new construction. All this in the premier place live around Flathead Lake!

EBWCA 2021 Financial Report

Despite dealing with unexpected costs related primarily to some of our older common area irrigation infrastructure, and rising prices of services generally, the financial condition of EBWCA on December 31 showed no surprises - solvent but needing some rebuilding from unexpected summertime repairs.

Our current dues level and new landscape maintenance contracts are expected to allow Operating Reserve replenishment, with its balance rising to a more comfortable level this year. In addition, our Capital and Road Reserves remain strong and will continue to grow appropriately.

December 31 reserve balances were approximately: Operating \$13,500; Capital \$37,500; Road \$71,200. Total operating cash on hand in its separate bank account as we move into the current budget year was \$44,551.

Anyone who has questions, or would like to see our complete financial statements, may call Treasurer Stuart Cole or Property Manager David Roberts.

Contact Information

At this time of year we encourage our members to be certain that Western Mountains Property Management has updated contact information for you.

In addition to normal Association newsletter distribution and billing, there may be times when our property management team would like to contact you about something related to your property, especially if you're away. So, you may want to consider ensuring that Dave Roberts and his staff have a good mobile phone number for you as well as mailing and email addresses.

The Board is also working on a proposal to provide members with an opportunity to voluntarily provide whatever contact information they might like to have included in a periodic hard-copy directory that would be available to other members. We'll have more information on this in the future.

Design Review Committee

Our Design Review Committee (DRC) has reorganized for 2022, and is already beginning to look at, or anticipate, several new construction proposals.

Dawn Underwood is the new Chair. She and the Committee may be emailed at designreview.ebw@outlook.com. Dawn's phone number is 520.349.4738.

Former DRC Chair Steve Dompier will stay on the Committee as a regular member. Said Steve of his Committee colleagues, "Eagle Bend West is fortunate to continue to have such qualified and diligent people participating in the Committee's work." The Board thanks Steve for his years of exceptional Design Review service, and is glad that he'll continue to provide his insights and expertise on the Committee.

In addition to Dawn and Steve, other DRC members are Deb Johnson, Tracey McIntyre and Derry Weyerhaeuser.

Website Resources

Newer residents especially may find resources on our www.eaglebendwestmt.us website to be very helpful.

Our long-standing practice of posting a schedule of Board meetings continues. (We suggest that you check with Dave Roberts ahead of any meeting you would like to attend just in case the location has been changed or there is Zoom connection information for virtual participation.)

We also post Board and Annual Meeting minutes in addition to our CC&Rs and other documents pertaining to community governance. For example, our Design Review Guidelines and forms are available for anyone contemplating the possibility of a change to the exterior appearance of a lot.

The most recent items on the website are a recently-adopted Board Duties and Ethics Guide, and a preliminary summary of the 2021 Annual Meeting. The latter is posted for convenience since final draft minutes will not be circulated until sometime before the next Annual Meeting in August.

-0-

As always, if you have questions, comments, or suggestions, please contact any one of us.


Dena Brunskill
(760) 567-9250


Aaron Rudio
(406) 750-4547


John Cannon
(949) 310-8254


Bill Whitsitt
(406) 309-0890


Stuart Cole
(310) 367-2646

David Roberts
Property Manager
406.253.2840

droboterts@westernmountains.com

Eagle Bend West Community Association, Inc.
P.O. Box 468 Bigfork, MT 59911