



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: June 13, 2022

Subject: Memo to Members: Annual Meeting Notice / Neighbors Stroll /Directory Option

More days of sun. Warmer afternoons. Stunning evenings. More brilliant stars on those clear, dark nights. Such is the season in our Eagle Bend West community as long-time and new residents connect or reconnect and anticipate a wonderful summer where we live, work and play!



In this Memo to Members, we provide the notice of our August EBWCA Annual Meeting. We look at the recent tour of our neighborhood by a record number of property owners and residents. We share how you can be listed in a new community directory. And we provide interesting updates.

Notice

Eagle Bend West Community Association, Inc., 2022 Annual Meeting

Thursday, August 11, 2022, at 3:00 pm MDT

Harbor Village Pavilion

This is the official notice of the 2022 Annual Meeting of the Eagle Bend West Community Association, Inc. (EBWCA). The meeting is for all property owner members of EBWCA.

The purpose of the meeting is to review the operations of the Association over the past year, to review its finances, to elect members to serve on the EBWCA Board of Directors until the next Annual Meeting, and to consider any other business that may come before the members.

A meeting agenda, draft minutes of the 2021 Annual Meeting, financial documents and other background information will be provided in advance of the meeting.

We hope that you will be able to attend this important meeting. If, however, you are unable to attend, please fill out, sign, and return the proxy form (attached) to designate who may represent you to establish a meeting quorum and to cast your election and any policy votes.

If you have any questions, please contact any member of the EBWCA Board of Directors or Property Manager David Roberts.

We encourage anyone interested in serving our community to consider running for a Board of Directors position at the August meeting. To help make that decision, you may want to attend our next couple of Board meetings. Dates, times, and locations continue to be made available on the Calendars page of our <https://eaglebendwestmt.com> website. Our *Board Duties and Ethics Guide* is posted in the Governing Documents section of the website. And Board members are always available to answer questions.

If you decide to run for a director position, please provide Property Manager David Roberts with a statement of no more than 150 words about yourself and what you would bring to the Board. Those received by Friday, July 29, will be shared with the community in advance of the August 11 meeting.

Community Walk-Around

On Saturday, June 4, under cloudy and periodically sprinkle-threatening skies, but with perfect temperatures, a record number of neighbors joined one another for this year's walk around the Eagle Bend West development.



Of the 26 participating, almost all walked, although several people used their golf carts which we encourage if it means otherwise not joining in the event.

Clearly participants had a good, fun time catching up with one another during the walk-around.

As important, neighbors also had excellent questions and ideas to raise, questions to explore, and compliments to make for the work of our community volunteers. The three EBWCA Board members, Design Review Committee Chair and Property Manager who heard and answered points raised, have already been sharing them for consideration.

Directory

The EBWCA Board of Directors has decided to begin the process of gathering information for a printed community roster or directory that may help neighbors to more easily connect with one another and stay in touch.

In a time of heightened privacy concerns, the directory will include only voluntarily-provided information. It will only be available in hard copy to discourage cutting, pasting and electronically forwarding information. And homeowners will be discouraged from sharing it.

To provide your information, please fill out the attached form with the information you want to see in the directory and shared with the community. Then return the form to Board member Dena Brunskill (denalubrunskill@gmail.com).

Design Guidelines Quick Tips

We appreciate the care our owners are taking in submitting information to the Design Review Committee (DRC) for approval for new home construction projects and exterior changes to their existing homes and property. And we'll continue to periodically provide some tips and reminders. For example:

- No changes or deviations in or from the plans and specifications once approved by the DRC shall be made without prior written approval by the DRC. For new home construction and substantive existing home update projects, plans must be prepared by a Montana licensed architect.
- Some examples of alterations/improvements to existing homes or property which require DRC approval are; altering or adding building structures, altering or adding fencing, installation of generators, and changing the color scheme of homes. Please refer to the Design Guidelines on our website for more details.

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As always, we thank all who volunteer in our community, and we invite you to join us in person or by Zoom for Board meetings. As has been done for years, Board meeting dates and times are published on our website.

Finally, please let any of us know of your questions, concerns, or comments.

Thank you again!



Dena Brunskill
760.567.9250



John Cannon
949.310.8254



Stuart Cole
310.367.2646



Bill Whitsitt
406.309.0890

David Roberts
Property Manager
406.253.2840

drobotts@westernmountains.com

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



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2022 Annual Meeting Proxy

If you will not be able to attend the 2022 Annual Meeting of the Eagle Bend West Community Association, Inc. at 3 PM Thursday, August 11, please complete and return the proxy form below no later than Monday, August 8, 2022.

This is important so that you may be counted toward our meeting quorum and that votes may be cast to reflect your preferences on matters coming before the meeting.

Also, please note that you **must specify a specific individual to vote your proxy or it will not be counted.**

Forms should be returned no later than Monday, August 8, 2022, by one of the Methods below:

Mail to: Eagle Bend West Community Association
PO Box 468
Bigfork, MT 59911

Fax to: (406) 257-7631

E-mail to droberts@westernmountains.com

Proxy

The undersigned, an owner of property within the Eagle Bend West subdivision, being a member of the Eagle Bend West Community Association, Inc., hereby appoints the person indicated below to be the lawful agent and proxy of the undersigned, with all powers of substitution, to represent the undersigned at the Annual Meeting of the Association to be held on Thursday, August 11, 2022, at 3:00 PM at the Harbor Village Pavilion located in Bigfork, MT and any adjournment thereof, and upon all matters properly coming before the meeting.

Proxy Recipient: _____

Lot Number(s): _____

Owner Name(s): _____
(please print)

Address: _____

Signature(s)/Date(s): _____

EBWCA Property Owners' Consent Form for a Voluntary Printed Directory

EBWCA's Property Manager maintains records related to property ownership and contact information for owners. These records are confidential and are used solely for the business of operating EBWCA.

Notwithstanding, some residents have requested a directory of names, addresses and contact information for property owners within EBWCA. Some of this information is personally identifying information, the release of which may cause property owners to be contacted without their consent and subject to phishing and hacking attacks or identity impersonation. If you agree to allow your personally identifying information to be included in a printed voluntary directory and circulated to other consenting members of the EBWCA, you may opt into a directory by signing this consent form. This process is voluntary. You are not obligated to complete this consent form. If your information is published in the directory, EBWCA cannot and will not control the printed information and there is a possibility non-EBWCA members may access the information and solicit and/or contact you or impersonate you without authorization.

I agree to have the following personally identifying information published in a printed directory that will be made available to members of the EBWCA. I agree to hold EBWCA harmless for any misuse of my information by EBWCA property owners or third parties. By signing this consent form I acknowledge and represent that neither the EBWCA, its Property Manager, nor its Board of Directors can control access to my information once it is printed in a published directory. I represent that the following information is solely my own and is owned and controlled by no other person and that I am authorized to disclose the information, including each part thereof.

Name(s): _____

Mailing Address: _____

EBWCA Address: _____

Home Phone _____ Cell Phone _____

Email Address: _____

Signed _____ Date _____

Signed _____ Date _____

Must be signed by each owner of EBW property.

Please return completed forms to Dena Brunskill at denabrunskill@gmail.com .