

EBWCA Board Meeting

March 15, 2022

Minutes

The meeting was called to order by President John Cannon at 10:00am.

Present in person at the Western Mountains Property Management office or online were all directors: John Cannon, Bill Whitsitt, Stuart Cole, Aaron Rudio and Dena Brunskill. Dawn Underwood from the Design Review Committee was also present. Property Manager Dave Roberts was also in attendance.

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

Minutes of the previous January 17, 2022 minutes were considered. Subject to changes discussed at the meeting, the minutes were approved pursuant to a motion by Stuart, seconded by Aaron. All directors voted to approve the minutes.

President's Report - John asked Dawn to present to the Board the DRC's requested changes to the Design Review Guidelines. Dawn presented each of the requested changes and the board discussed the changes. Based on motion from Bill and John, the board voted to approve the changes and authorize they be posted on the website. Dawn proceeded to discuss the status of current building developments in the community.

The board next turned to the proposed voluntary printed directory for property owners. After discussion, the board concluded that the printed directory was the best approach and that property owners needed to have knowing consent to the risk their information could be misused and that the process is completely voluntary and separate from the work of the Property Manager. The board requested that John revise the consent form to a single page for presentation and vote at the next meeting.

Property Report - Dave reported on weather conditions and snow reports for the season. Dave reported that inflation had hit the Valley and that vendors were attempting to pass through surcharges for fuel, fertilizers and chemicals, for example. The board noted that these attempted surcharges were not authorized by contract and should not be paid. Dave also reported that drainage was holding up well, except for one drain. Dave also noted that a new pump company was needed and he would be setting one up in the Spring.

Treasurer's Report - Stuart reported that snow plowing was less than average, but that there may be a need for road repairs. Dena asked whether the community should vote on road repairs. Stuart discussed the various accounts and reserves the association had to address such matters. The board discussed the fact that there were not many companies available to repair asphalt and further discussed the differences between a chip seal and re-paving the roads. Dena raised a question about an accounts receivable aging summary. The board also discussed a lot that had a negative balance in the report.

Other business: Aaron Rudio announced that he was in the process of selling his home and resigned his position as a director. The board briefly whether any action was required and

discussed replacement vs. elections for a replacement director. The board thanked Aaron for his service.

Motion to adjourn by Stuart, seconded by Bill and approved by all directors.

Minutes prepared by President and Secretary John Cannon

Approved unanimously by the Board 5/16/22