

EBWCA Board Meeting

May 16, 2022

Minutes

The meeting was called to order by President John Cannon.

Present in person at the Western Mountains Property Management office or online were all directors: John Cannon, Bill Whitsitt, Stuart Cole, and Dena Brunskill. Dawn Underwood from the Design Review Committee was also present. Members of the community were also present, including persons representing properties owned by the Walthalls, Strawsers, Swanson, Kleckner and Jorgenson. 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 March 15, 2022 minutes were considered. Subject to changes discussed at the meeting, and any inquiry as to the previously approved office/offices held by the directors by Dena, the minutes were approved pursuant to a motion by Stuart, seconded by Bill. All directors voted to approve the minutes.

President's Report - John noted that the Renschlers had recently written the Board inquiring whether EBWCA would pay for work on their property related to drainage issues. The Board, and members of the community, engaged in a discussion regarding the events and communications over the last approximately nine months with the Renschlers, the Property Manager, legal counsel and two hydrogeologists who had visited the community and observed the site and location. The Board and guests addressed and discussed the water features of the community, the proximity and connectedness of the pond to the river and marina, the interests of the various government agencies over water rights, access and discharges, and the likely need for applications for permits for any discharge into public waterways. Based on a motion made by Stuart and seconded by Bill, all directors voted to decline the request to participate in subsidizing the request to discharge into the pond and/or otherwise take any action without following federal, state and county requirements for discharges. The Board agreed that a letter responding to the request would be circulated, agreed upon and sent to the Renschlers setting forth the Board's decisions.

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 John and Stuart, the board voted to approve the changes and authorize they be posted on the website.

The board next turned to the proposed voluntary printed directory for property owners. Dena made a requested change to the form and Bill suggested the form be sent with the newsletter. Bill made a motion to approve, seconded by Dena. All directors voted to approve.

Property Report - Dave reported that the pumps are in. He also reported that the dam would likely be opened in early June. He also reported that a new pump vendor had not been

retained just yet. Dave expressed reluctance to address stakes on one of the properties which has not been approved for building.

Treasurer's Report - Stuart reported that the balance sheet looks good and that the association had not been spending much money; he added that snow removal was quite low and that crack sealing had been completed and was under budget. Stuart also noted that landscaping business was holding to its agreement.

Other business: Bill mentioned that there would be a walkaround the community and that Bill Leininger was helping create a list of all association presidents. Bill noted that there would be no realtor session this year. Dena asked Dawn about the status of various builds in the neighborhood. Dawn described each one. Bill also mentioned the passing of Nancy Carlson from the community. The Board expresses its condolences to the Carlson family.

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

Minutes prepared by President and Secretary John Cannon

Approved unanimously by the Board 6/20/22