

# EBWCA Board Meeting

June 20, 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; Kevin Kleckner 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 May 16, 2022 minutes were considered. Subject to changes discussed at the meeting, the minutes were approved pursuant to a motion by Stuart, seconded by Bill. All directors voted to approve the minutes.

President's Report - John opened the meeting with a discussion of the date for the Annual Meeting. The Board discussed the benefits of moving the date from the 4<sup>th</sup> to the 11<sup>th</sup> of August. All directors agreed the 11<sup>th</sup> was a preferred date. The Board also discussed having the annual post meeting party and details regarding food and beverages. The Board also discussed who would be running for director positions and whether any board members knew of any potential volunteers. The Board agreed that a deadline for submission of candidates should be established. The Board agreed that July 29, 2022 was the appropriate date.

John next turned to a request by Chris Walthall that the EBWCA association move what he described as "community electrical boxes" from one side of a sidewalk near his home to the opposite side of the sidewalk. Chris stated to John that the reason for the request was that the boxes filled with water during the summer months which was an insect attractant. Chris stated that the boxes were on his property, that there was an easement for the boxes in favor of the community. Chris also alleged that a work crew last summer had moved the boxes and that the boxes were improperly re-installed. Chris stated that he had consulted with his attorney and he said he would take the association to court (i.e, let the "black robes" decide). During this meeting, John stated to Chris that he would raise the issue with the Board. The Board discussed that the boxes were low voltage for irrigation control only, nothing was done to raise or lower the boxes last summer, and that the boxes are designed to withstand being covered with water. Questions were also raised about where exactly the property line was on the area in question. Stuart stated that Chris had informed him that Chris was willing to pay for 50% of the cost and would provide an estimate. John stated that Chris withdrew that offer during his meeting. Stuart stated that it was not a fair use of community funds to move the boxes. Bill stated that he understood, based on his own communications with Chris, that it was a "flooding" problem. Bill suggested that when there are issues such as Chris's request/complaint, that the property owner make a specific written request which clearly articulates the problem, the requested solution, the basis for the request and any related estimates for cost. Dena suggested there should be an "incident report" which she believes is common in most associations. The Board agreed that there were a number of questions that needed to be answered before any decision could be made. John

moved that he send an email to Chris asking for additional information and support for his request. Stuart seconded the motion. All directors voted in favor.

The next topic discussed was the results/feedback from the “walk-about” in the neighborhood. Bill provided a list of topics including issues regarding the plat, drainage, tree lights, moving the sign, putting metal around street signs to prevent erosion from landscaping, landscaping on Harbor Dr., communicating with Tru-Green, shielding the MAC lights and streetlights, removing dead plants. Dave stated that certain of these items were in the process of being addressed.

Property Report - Dave reported that he was late on getting the pond filled, but that it would be addressed shortly. Dave reported that pumps were in working order and that his team would be working on the beds as well. Bill and Dave raised the issue of the flooding near McIntyre’s home and the Board discussed doing more investigation to resolve the issue. The Board expressed thanks for the McIntyre’s patience.

Treasurer’s Report - Stuart reported that he believed the association was doing well. He added that snow removal was quite low which saved money. Stuart repeated that savings on legal fees were very helpful.

Other business: Dawn asked whether the stakes at 201 could be removed. John suggested that a letter be sent stating that the owner would have a reasonable period of time to remove the stakes but if they did not, the DRC would do it for them.

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

Minutes prepared by President and Secretary John Cannon

Approved unanimously by the Board 7/18/22