

EBWCA Board Meeting

July 18 & 19, 2022

Minutes

The meeting was called to order by Vice President Bill Whitsitt because of communication issues that affected President John Cannon's ability to participate fully.

Present in person at the Pavilion or by phone 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 present as well. Property Manager Dave Roberts was also in attendance. Others included Chris and Gina Walthall, Sharon and Bob Riddell, Pam Layne and Steve Dompier.

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

The agenda was considered and approved with three additional items that had been submitted to President Cannon and all directors before the meeting.

Minutes of the previous June 20, 2022 meeting were considered and approved unanimously with changes previously submitted to President Cannon and provided to all directors before the meeting. The motion to approve was by Stuart Cole, with a second by Dena Brunskill.

Steve Dompier requested and was granted an opportunity to discuss boulevard and private property trees that may need treatment because of aphids. The discussion was limited because of communication difficulties.

Following the communication difficulties for those directors on the telephone, Vice President Whitsitt recommended postponing and continuing the meeting later in the evening. All agreed. That subsequent Zoom session attempt revealed that it would not be possible to finish the meeting with all directors present for its entirety, so by unanimous agreement it was postponed further, until 5:00 PM Montana Time on Tuesday, July 19.

The above portion of July 18, 2022 draft minutes were prepared by Bill Whitsitt.

President's Report

The Board continued its discussions regarding the green ash tree issues raised by Steve Dompier. Questions were raised regarding the nature of the problem and the location of the trees. Dena asked what were the "brown" trees in the middle of the Canal Street entrance; Dave responded that those trees are treated. Via motion by John and seconded by Stuart, the Board voted that it needed additional information from Steve Dompier regarding the tree concerns.

The board next turned to the status of issues raised during the "walk-around". The Board thanked Kevin Kleckner for his attention to the drainage issues as well as the trimming of the electrical wire exposures. The Board noted that several of the projects were still under way, but not completed. Bill reported that the issue of MAC outdoor lighting not being shielded or

directed away from EBWCA homes had been addressed (and the MAC corrected the problem after being contacted by Bill). Discussion ensued regarding whether a survey of property lines for the community existed; Dave stated that it did not. Kevin offered that he had a contact that might be able to locate the property line “pins”.

The Board next addressed preparations for the annual meeting. Dave reported that Bugsy Yarborough was available to take the minutes. Stuart stated that he needed some help with setting up. Dave also reported that chairs and tables were on order. The board discussed the final reminder for the meeting being sent on or before August 4, 2022 and the information that should be included (proxy forms, roster sign up consent forms, financial summary, agenda and bios).

Property Manager Report

Dave reported that he did not have that much to add to what he already stated, but did want to note that he had an article he would like to distribute regarding “storm chasers” and roof repairs after a storm.

Treasurer’s Report

Stuart briefed the Board on his review of 1 and 3 yrs. worth of financial information. Stuart noted that the deficit shrunk in 21’ and that there was a small loss given the higher expenses. On a brighter note, Stuart reported that the association was getting closer to its \$50,000 goal for replenishing the operating fund. Stuart also explained his views of the road reserve and the estimates relative thereto when we move forward with such a project. Stuart also stated that he was not certain about a dues increase and that it was possible there would be none for the next year. Discussion turned to whether they board should undertake a 10 year capital project plan. Kevin offered to assist. On motion from Bill, seconded by Dena, the directors agreed to explore creating such a plan.

Other Business

Dena reported that she had heard from new neighbors that they had been told by Dawn Underwood, The DRC chair, that they could not move into their home until landscaping was complete. Dawn responded and said that the home needed to be habitable. In follow up discussions, the Board noted that the Association is not a government agency and does not issue occupancy certificates.

Dawn asked the Board whether the metal stakes could be removed on the lot at 201 Harbor given the owner’s non-response. The Board agreed that the stakes should be removed to reduce risk of injury.

On motion from Dena, seconded by Bill and approved by all directors, the meeting was adjourned at 6:10 PM MT.

Minutes prepared by Directors Bill Whitsitt and John Cannon.

Approved unanimously as amended at Board meeting of 9/26/22.

 9/26/22
Bill Whitsitt, Vice President and Secretary