

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC
BOARD MEETING

November 21, 2022, 5:00 p.m.

Western Mountains Conference Room

Minutes

Call to Order: President John Cannon called the meeting to order and announced that this Board meeting would be using recording equipment to record the meeting and by continuing everyone agrees to the recording of the meeting.

Board Members in Attendance: Bill Whitsitt; Kevin Kleckner; and Chris Walthall in person at Western Mountains Property Management Office, along with Property Manager David Roberts. Dena Brunskill was on ZOOM. Other homeowners in attendance by ZOOM were David McIntyre, and Chuck and Derry Weyerhaeuser. All Board members were present, as evidence of proper notice received.

Agenda Adoption: Following a motion by Bill Whitsitt, Seconded by Kevin Kleckner, there was discussion of the agenda and it was approved unanimously with one agreed-upon change.

Minutes of September 26, 2022, Board Meeting: Following a motion by Bill Whitsitt, seconded by Kevin Kleckner, there was discussion of the Minutes of the September 22 Board Meeting. They were approved unanimously with one agreed-upon change.

Minutes of Meeting of the Board with the DRC October 18, 2022: Following a motion by John, seconded by Bill, and discussion, the Minutes were approved by a 3-2 vote. However, it was agreed later that further action, including posting, would be suspended pending consultation by John with EBWCA Counsel Randy Snyder.

Board Meeting of October 24, 2022: Following a motion by Bill Whitsitt, seconded by Dena Brunskill, there was discussion of the Minutes of the October 24, 2022, Board meeting. They were approved unanimously with one agreed-upon change.

Preliminary Summary minutes, of the 2022 Annual Meeting. Bill moved the adoption of the preliminary Annual Meeting summary/minutes. Kevin seconded the motion. Following discussion, the minutes/summary motion was approved with no opposition.

Property Manager Report: The pumps have been stored and cleaned and put away in a heated shop for the winter. Some of the light sensors need to be changed. Only one snow plowing as of date and the Christmas decoration are up.

Treasurers Report: Kevin delivered a detailed report on the period ending on October 31, 2022. There appeared to be no outstanding issues. And there were no negative comments about the proposed dues level.

Kevin also reported on the drainage issue in front of David McIntyre's property, including an onsite visit and inspection by Mr. Rooter. He said that there will be further investigation of this and other drainage matters in the spring.

Design Review Matters: A resolution by Bill to clarify purposes for which construction and/or renovation deposit funds may be withheld and used by EBWCA was considered.

Following discussion, John asked that the matter be postponed until he could refine the draft and consult with the homeowner whose design review comments had led to the draft.

Non-compliance Matters: There was discussion of two ongoing design review matters, but no actions were taken.

Design Review Committee: John discussed the Design Review Committee report on allegations made at the 2022 Annual Meeting about Committee processes and actions, and the question of distributing the report to the community.

Following discussion, John offered a motion to the effect that the report, with changes and further opportunity for Board input, be distributed to the community on December 12. Bill seconded the motion. It was approved on a 4-1 vote.

However, it was also informally agreed that further action, including posting, would be suspended pending consultation by John with EBWCA Counsel Randy Snyder.

Voting Changes: The Board discussed the timeline for receiving recommendations on EBWCA election improvements, including amending the CC&R cumulative provisions as discussed at previous meetings (including that of September 26, minutes of which list the areas of consideration.) It was informally agreed that Bill will provide recommendations by a target date of March 31.

Resolution on Permissible Uses of Property: As other business, Bill provided a draft policy statement (circulated prior to the meeting) to clarify "uses of properties" since EBWCA bylaws and the CC&Rs provide that uses are to be determined by the Board.

Following discussion there was informal agreement with a request by John that he further review the draft and that it be addressed at a future Board meeting.

Aphid Infestations: As other business, Kevin discussed the aphids that seem to migrate toward the green ash trees within the community.

During discussion there was general agreement that Dave Roberts would follow up with Okamoto Arbor Care's owner, Brian Okamoto (contractor for EBWCA tree service), on thoughts he may have on treatment options for private property trees when community ones are sprayed. It was also agreed, as it was at the Board meeting of August 11, 2022, that with almost two years having passed since aphid information having been provided to members, another Memo to Members newsletter piece will be published in spring of 2023.

Member Comments: Chuck Weyerhaeuser and Dave McIntyre were given time to speak. Comment subjects included appreciation of the Board members' time and service, and the need to continue to follow governing documents and work together for the community.

Adjournment: John made a motion to adjourn the meeting at 7:00 p.m. Bill seconded the motion. It was approved unanimously.

Submitted by Bill Whitsitt, Vice President and Secretary, based on a Bussy Yarbrough, Recording Secretary, draft.

Approved as submitted at regular Board meeting on 1/16/2023. Motion to approve was by Bill Whitsitt, second was by Kevin Kleckner. Vote was 3-2 in favor.

 1/17/23