

# EAGLE BEND WEST COMMUNITY ASSOCIATION INC.

August 11, 2022, 3:00 P.M.

## 2022 ANNUAL MEETING

### THE PAVILION

**Call to Order:** Call of the meeting to order by President John Cannon and the Board was introduced. The members present in addition to Mr. Cannon were Dena Brunskill; Stuart Cole; and Bill Whitsitt. Board Member Aaron Rudio had moved away and resigned his position. Also in attendance was property manager Dave Roberts of Western Mountain Properties.

**Establishment of a Quorum:** Dave Roberts announced a quorum had been reached with 36 in attendance and 10 by proxy. A quorum as stated in the CC&Rs consists of 25% of the 58-lot owner membership which equates to 15 lots represented in person or by proxy.

**Approval of the Minutes:** A draft of the August 5, 2021, minutes was posted on the website approximately eight (8) months ago for all members to review. John asked if there was any discussion or correction to the minutes as presented. A motion to approve the minutes was made by Anita Cole and seconded by Bernie Slogotski. Voting was done by voice and the motion passed with unanimous approval.

**President's Report:** John Cannon presented highlights of work that the Board had completed during the year.

The Board adopted a new Board of Directors Ethics and Duties Guide. John explained that this is in recognition of the care and loyalty to follow the rules and a good way to incorporate new members, outlining their duties as fiduciary. This information has been posted on the website.

The Board also conducted a "walk around" in which 26 people attended and at that time a number of items were noticed that needed to be addressed. Items that are being attended to are tree branches that need to be trimmed and street signs that need painting. Kevin Kleckner had volunteered to remove old, unused and potentially dangerous electrical wiring. That project was completed. John said that weed-whacking around street signposts continues to damage them. Kevin has come up with simple guards for the bases of posts to protect them from further damage.

John reported that a voluntary community directory project is nearing completion so people can get to know one another. John pointed out that this is strictly confidential and will not include information without owner/member consent. He said that the Eagle Bend West website contains lots of information and the minutes of meetings are posted for members to read.

John thanked the Landscape and Design Review Committees for their volunteer efforts. Dena asked if the filing for a quit claim deed for the EBWCA streets and common areas had been done since 2021. John said counsel has begun this process and it has been delayed in order to stagger the different expenses throughout the year.

**Treasurers Report:** Stuart reported that last year EBWCA had major expenses with the irrigation system and a price increase in landscape maintenance.

He said that the old landscape contract was five (5) years old and had expired and after negotiations the new contract came with a 40% increase in fees. The Board was able to secure a two (2) year contract.

Stuart provided a year-end financial summary for 2021 showing an income of \$63,800 which is the money received from dues. The Capital Reserve contribution was \$13,920 and the Road Reserve contribution was \$6,960. There was a deficit of \$5,300 which was covered by EBWCA Operating Reserves. Year end balances of 2021: Capital Reserve \$37,545; Operating Fund \$27,551 and Road Reserve \$72,244.

The 2022 dues were raised \$78.00 per quarter to offset the rising expenses, particularly in landscape maintenance cost. Stuart commented that, as EBWCA infrastructure continues to age, more repairs are anticipated. Every effort will be made to keep dues increases modest while maintaining fiscally responsible reserves. John does much of our legal work pro bono which has lowered our legal fees.

A year-to-date financial summary was provided showing \$47,805 in Capital Reserve; \$32,482 in Operating Funds; and \$76,935 in Road Reserve.

The boundary lines of EBWCA were discussed as one area that is being mowed may not be within the boundary lines. Stuart said that a survey had not been done and mowing of this section is probably not within our boundaries, but to discontinue the mowing would look make this section look very poor. This may be something the Board can discuss for next year. Dave Roberts said the Board has looked at the plat and all the plants and landscape materials are all within the subdivision and the area that is being mowed is only a small section.

**Road Reserve:** Stuart gave a short history of the road repairs in the past. In 2012 EBWCA hired an engineering firm to do an analyst and they reported that our roads would need to be chip sealed in 2022 as they determined that this was to be necessary every 10 years. The chip seal in 2012 proves to be very substantial and now all agree that EBWCA does not need another chip sealing at this time and will review the roads again in 2024. Chip sealing costs between \$340 to \$400 per square yard, and there is almost one (1) mile of road. With those numbers EBWCA is looking at \$75,000, which is what we have in the Road Reserve right now. To do an asphalt overlay would be prettier but this would require a special assessment of \$5000 to \$6000 per lot.

**Election of Directors:** All four (4) members of the present Board have agreed to run for another year. Two members of the EBWCA have also decided to run for the Board. The ballots provided listed the names of the six (6) candidates; John Cannon; Stuart Cole; Dena Brunskill; Bill Whitsitt; Kevin Kleckner; and Chris Walthall. Ballots were passed out by Dave Roberts. Counting of the ballots was conducted by Buggy Yarbrough, contract employee of Western Mountains Property and homeowner Pam Fox.

There was discussion from some of members regarding the Board and some of the actions of the Design Review Committee. John Cannon gave the membership time to express their opinions openly. *Please see two attachments that pertain to disagreements with how the discussion is presented in this summary/minutes document.*

The results of the election were announced as: John Cannon; Bill Whitsitt; Dena Brunskill; Kevin Kleckner; and Chris Walthall.

The meeting was adjourned at 4:30 p.m.

*Buggy Yarbrough, Recording Secretary at the Annual Meeting, provided the initial draft.*

*Submitted by Vice President and Secretary Bill Whitsitt.*

*Approved unanimously at the regular Board meeting of 11/21/22 with amendments and attachments.*

*W. Whitsitt 11/22/22*

Unanimously approved by EBWA members at the 2023 Annual Meeting on August 10, 2023.

*W. Whitsitt 8/10/23*

Bill Whitsitt, Vice President, Secretary and presiding officer during the meeting.

Appendix Annual Meeting 2022 Summary/Minutes Draft

**From:** [kevin\\_kleckner](mailto:kevin_kleckner)  
**To:** [ecwalthall@aol.com](mailto:ecwalthall@aol.com)  
**Cc:** [lcannon306@yahoo.com](mailto:lcannon306@yahoo.com); [wfwhtsitt@aol.com](mailto:wfwhtsitt@aol.com); [denalubrunskill@gmail.com](mailto:denalubrunskill@gmail.com); [droberts@westernmountains.com](mailto:droberts@westernmountains.com)  
**Subject:** Re: Missing minutes  
**Date:** Tuesday, October 4, 2022 11:27:14 AM  
**Attachments:** [Doc2.pdf](#)

---

Chris -

If there is content you wish to add to Buggy's summary , you should provide your proposed wording in detail. I think this is what John Cannon suggested at the last meeting. Review the Zoom recording.

To be complete your modification should include Chris Walthall's statement, Jane and Craig's Noel comments, Pam Layne's statements, Eve Dompier's statements , Dawn Underwood's statements , Dave McIntyre's statement , Steven Sanders statement, John Cannon statements, Bill Whittsitt statements and Stocky White's statement - not a partial summary as you suggest. If you can't deliver a complete and accurate summary of what was said ...please don't action others to do it for you.

I believe making any further statements on "white male supremacy" is slanderous in nature to those targeted, and serves no value to the community. Dena needs to comment in writing. I suggest that Dena's memo be removed from any attachments to the minutes.

Please route your product for comment.

Thanks

Kevin

Sent from Super iPhone

On Oct 4, 2022, at 10:16 AM, [ecwalthall@aol.com](mailto:ecwalthall@aol.com) wrote:

Board,

Please correct the minutes and send to the members. Thank you Chris

Minutes of the Annual Meeting of August 11, 2022

Items that were left out of minutes:

Mr. Mrs. Noel both spoke about the problems they had with the Chairwoman of the DRC.

There was no mention of Pam Layne's complaints.

There was no mention of Dena Brunskill stating she had for the first time in her adult life come up against white male supremacy as a Member of this Board.

There was no mention of Chris Walthall's presentation regarding the DRC complaints.