

EAGLE BEND WEST COMMUNITY ASSOCIATION INC.

BOARD MEETING

September 8, 2023, 3:00 p.m.

Western Mountains Property Conference Room

CALL TO ORDER: President Dena Brunskill called the meeting to order at 3:00 p.m. In attendance was Chris Walthall and Property Manager David Roberts. Available via ZOOM was Dave Conti. The agenda was approved by the three Board members.

APPROVAL OF MINUTES: The minutes for the Organization Meeting held on August 14, 2023, were approved by email, and is posted on the website. The Board also approved the Notice Waiver for the September 8, 2023, meeting.

PRESIDENTS REPORT: Dena asked David about the updating of EBWCA website and David Roberts said that the website has been updated listing all the new Board members. He will update the different committees within the HOA as they are confirmed by the Board. He also said that the CC&Rs are posted.

The Design Review Committee still has the files and David is working with past president Dawn Underwood. She had written an email to the Board stating that she would forward all the digitized files to the new committee. EBWCA purchased a subscription to "One Drive" that keeps track of all construction data. This was obtained in February of 2023 and cost \$69.99 and is password protected. David will gain access through the link to the Drop Box and the password. Once this information is obtained then the new Design Review Committee will be able to open the link and have access to all the digitized files.

Tree Maintenance: There are several issues regarding trimming and removal of trees within the community. Homeowner Judy Keown reported that a tree that is on the common area has branches that are rubbing on her roof. She has requested that this tree be trimmed, and Dena has secured a bid from Creed Westphal for \$250.00 to trim the tree. Chris has looked at a tree that is by the foot bridge whose roots are buckling the asphalt walkway. The land on which the tree is located is in question. Not sure if this is on common area or is on Stocky White's property. There was discussion regarding if the roots could be cut or if the entire tree should be removed. David Roberts will investigate and determine whose property it is growing on. The Dompier's have a dead tree and Chris and David will also look at the property lines to determine who owns the tree.

Doug Raymond cut down two blue spruces on his property that had shallow roots and was not stable. There was also a dead tree that was in the common area, and he removed this and is asking EBWCA to reimburse him \$375 for its removal. The Board discussed how to proceed with this as it was not Board approved. Chris made a motion to pay the \$375 but also let him know

that in the future this will need Board approval. Dena seconded the motion and the motion passed with all in favor.

Chris made a motion to approve the trimming of the tree in the common area by Judy Keown's property. Seconded by Dave and the vote passed with unanimous approval.

There are a few homeowners who want to even up their lot line by purchasing some of the Common Area. There was discussion regarding the correct way to handle these requests. The Common Area is owned by 58 homeowners and just giving someone more property to even up their boundary lines may not be a right that the Board can give. Some of the homeowners are currently maintaining these Common Areas and are willing to pay for a surveyor. The Board agreed that if a property owner wants to maintain a section of the Common Area that is located by their property that is their choice and not something that the Board is asking them to do. Dena made a motion that the Board seek legal counsel to find out if the Board has the right to transfer to a homeowner land that is deeded as Common Area.

David Roberts had received an anonymous letter regarding the trees that were trimmed. The writer of the letter expresses their great disapproval of the job, stating they look stark and have many bare limbs with no branches or foliage. Dena did not disagree with their complaint, however as this was done so the branches would not rub against the motor coaches as they traveled on the roadway and could not be done until the end of the season with previous vendors. David acknowledged that it was one letter but that he had a few other homeowners who had verbally expressed their disapproval. He also said that in the past arborists came in and balanced the tree by thinning the inside and shaping it. This man just cut off the branches that were hitting the coaches. Dena said this is what the Board expected. Dena said the next time we will hire an arborist who will thin and shape the trees as this is what EBWCA has done every two or three years.

Loretta Baltad was concerned about the empty lots that were not being mowed. David said they were mowed yesterday, and the lots are mowed on an as need basis which equates to 5 or 6 times a year.

Eleanor Bailey asked Dena to look at the Canada thistle that is growing on the empty lots. This is a very fast-growing weed and it spreads quite easily. David will ask Brian of Black Magic to look at this and find a weed killer that can be sprayed on the affected areas.

Follow Up: The pavilion is the joint ownership of the five other HOA's and David Roberts manages this for the five Associations. He reported that the bathroom has been fixed and there is an event tonight that will be using the pavilion. There was a request to use the pavilion during the rain over a weekend and Chris was not aware if there was a function that would be using the pavilion. There was conversation regarding letting the five Presidents of the HOA know when the pavilion would be used. David explained that if it is a scheduled event that someone is paying for then it is in the books, but many times it is used by homeowners for their family and friends, and these are not posted on the calendar. Dave Conti said usage of the

pavilion may be something that EBWCA puts in a newsletter, and David said all the information is on the website. Dena asked if Danae would please send the 5 HOA Presidents a monthly schedule of the events that are on the calendar.

Landscape Committee: Dena has met with Gigi Allred and Rita Livingstone and they both agreed to stay on the committee. Pat Miller was not at the meeting but has agreed to stay on the Committee. The hard work has been done and now it is just maintenance. The committee meets in the spring and fall and there are 14 areas where flowers are planted, and the rest are mowed.

Letter Renschler: The Board approved a letter that has been mailed to the Renschler's. The letter informed the Renschler's that the EBWCA HOA Board is asking them to prove that the water coming into their crawl space was from the pond, and the Board wants to get to the bottom of the problem. The Board asked them to hire licensed technicians who have experience with water leak detection. If it is proven that the water is coming from the pond, then the Board will need to deal with it. Homeowner Kevin Kleckner sent a letter to the Board saying he does not believe the water is from the pond. Th Board discussed if they needed to reply to the letter and there was agreement that a reply was not necessary.

VICE PRESIDENT REPORT: Chris has talked with Mark Adlers, and he has agreed to serve on the Design Review Committee Board. Mark has been reviewing the regulations and has had experience working with individuals building homes. Chris has also spoken with Joe Magaddino, and he has agreed to continue to approve the architectural drawings. He also agreed to review EBWCA CC&R's and make sure that the plans follow the guidelines. He will also oversee the landscape designs. This will eliminate three separate approvals that new homeowners have had to obtain in the past. Chris said this is smart and takes the pressure off the Design Review Committee. Chris wants the building process to be easy for the new owners. Dave Conti thought this was a great idea. The Riddle's have plans to add on to their home and Dena will inform them of the new Design Review Committee.

Dave Conti and Stewart Cole have not communicated regarding the financials, but Dave is looking forward to working with Stewart on the 2024 budget. Dave and David Roberts will set up a time to talk and come up with a plan to begin working on the new budget. The deadline for the Proposed Budget to be sent to all Homeowners is November 1st.

OLD BUSINESS:

Canal Weed Problem: The Eagle Bend Yacht Harbor is using a chemical call "Sonor One" to kill the aquatic weeds. They have used this for the past 5 years with great success but this year the aquatic grass is growing quickly and spreading. The Yacht Harbor has agreed to continue to spread Sonor One down the canal in the spring. At a recent meeting at the Yacht Harbor some of the homeowners who live along the canal came together and formed a committee. This group had also discussed the need to have the water analyzed, but David Roberts says this is not necessary as the Yacht Harbor has already done this and they buy the chemical and spread it at

the correct ratio as instructed. David Roberts will purchase \$5,000 more of this chemical so that it can be spread by the newly formed committee. If the newly formed committee want to buy it on their own that is okay and if they want to use a license person, that is also okay, and if they choose to apply it on their own that is also an option. There is a reason why the weeds are more abundant this year, due to the low water levels which allows the weeds to get more sun. The homeowners also discovered that the Yacht Harbor did not spread the chemical to the end of the canal due to the lower water table in the spring. The HOA members that live along the canal that formed the committee are Jim Miller, Dan Marcus and Greg MacDonald. Jim Miller is the liaison for EBWCA, and he will represent the homeowners.

Chris made a motion to adjourn. The meeting was adjourned at 4:50 p.m.

Bugsy Yarbrough Recording Secretary.