

**EAGLE BEND WEST COMMUNITY ASSOCIATION**

**BOARD MEETING**

**September 25, 2023, 3:30 P.M.**

**WESTERN MOUNTAIN PROPERTY MANAGEMENT OFFICE**

**CALL TO ORDER:** President Dena Brunskill called the meeting to order at 3:30 p.m. Board member Chris Walthall was in attendance along with Property Manager Dave Roberts. On ZOOM was Board member David Conti. Dave announced that he was trying a test version of AI that would record this meeting, he will report back to the Board regarding this at the next Board meeting.

**APPROVAL OF AGENDA:** Chris made a motion to approve the minutes from the September 8, 2023, Board meeting. Dena seconded the motion and it passed with all in favor. Notice wavier was agreed upon by the Board.

**PRESIDENTS REPORT:** Dena would like to change the meeting to the 4<sup>th</sup> Wednesday of each month at 2:00 p.m., and all the Board member agreed to this change. The November meeting is an exception as it will meet on the 3<sup>rd</sup> Wednesday the 15<sup>th</sup> of November and there will not be a meeting in December. The Board has scheduled a potluck for the EBWCA homeowners. This will be held on the 15<sup>th</sup> of October, in the pavilion and Dena will send out a request for side dishes based on the alphabet. At the time of the meeting Dena was working on the notice and Dave Roberts will send this out to the community.

Kevin Kleckner has sent another letter to the Board and Dave Roberts. Dena asked the Board how this should be addressed and had written a draft responding to Mr. Kleckner. She read the draft and the Board agreed that this was acceptable and gave Dena permission to mail the letter.

**VICE PRESIDENT REPORT:** Chris and Dena met with Legal Counsel, Paul Sandry, a week ago and looked at the lot line adjustment at the home of Doug Raymond's and Steve Sanders. Mr. Sandry stated this is not buildable land therefore has no value to any of the other 56 Homeowners. These homeowners have agreed to pay all expenses to adjust their property lines and Mr. Sandry will draw up the necessary documentation. Once that documentation has been received, the two homeowners will write a request letter to the EBWCA Board, and they can grant them approval. Chris will also work on finalizing the agreement to hire Paul Sandry as Legal Counsel for EBWCA. The "Rally" area property line has not been discussed and this will happen in the near future.

Chris asked Dave Roberts about the HOA's EEO insurance, Is it full coverage? Dave Roberts said it was up to date and would cover everyone involved.

Chris brought the Board up to date regarding the water issues at the Renschler property. Mr. Renschler hired a Water Source Hydrologist Randall Overton in Kalispell. His preliminary finding is that the water is from the pond. And he says that there may be some resources that could help solve the problem. The Renschler's now need to submit a claim along with Mr. Overton's report to the EBWCA Board. The Board will then file a claim with the Insurance Company.

There is a broken drain cover in front of Amy Gravina's house and Dave Robert will look at this and make arrangements to get it replaced. The tree that needs to be cut down on the Dompier's property is scheduled to be done as early as next week along with the stump. At the same time, the rock wall will be repaired. The tree roots by the bridge were discussed and Dave Roberts is waiting for property owner Stocky White to come back into town to talk about removing the tree or cutting the roots. Chris will also approach Don Fraley asking if just an overlay would be suitable to him.

The walking path by the pavilion is being hampered with willow branches. Dave Roberts will look at getting these trimmed away from the path. Chris also said that he counted 17 lights that are out at the pavilion and Dave Roberts said he was aware of this, but they are extremely high and need to hire a scissor lift to reach these. Chris thought he knew where he could get permission to use a lift for a short period of time.

**PROPERTY MANAGER REPORT:** Dave Roberts announced that the mailboxes are on the way and will come to his office and Mr. Turley has agreed to install these. The cost of the boxes was \$9,685 and have already been paid. The logistics of keys and notifying the Post Office were discussed. Dena wondered if the Board could ask the Landscape Committee to head up the key exchange. Keys will need to be assigned to each property owner who will receive two (2) sets and the third key will go to the Post Office. Dena will talk with the Post Office and the Landscape Committee.

The drainage problem by the McIntyre property was discussed. Dave Roberts has been out trying to determine why the drainage was not working properly. The drain in question sits almost 12 inches higher than the other drains meaning that to drain the water it needs to travel uphill. Some other drains in the Community are also not working properly and this is also due to higher drains and water having to travel uphill. Dave Macintyre does not want to go cut across Shirleen Waldenberg's property. Dave Roberts suggested digging a trench along the empty lot property line next door all the way back of the end of the property and put in a French drain and then let the water drain in the back by the rocks. Another suggestion was to bury a large concrete collection box that has holes along the sides. This would allow the water to drain into the concrete box where the water would leech out into the soil. Dave Roberts would try and contact the property owners and talk about some ideas to divert the water.

**TREASURER REPORT:** David Conti has talked with Stuart Cole, and this was helpful as Stuart has knowledge of EBWCA finances. David will begin working on the budget with Dave Roberts. Mr. Conti is still trying to get information from Dawn Underwood regarding access into the drop box

for the Design Review Committee. Mr. Conti did not have access to all the documents and Dawn had these. Dave Roberts said that Danae at Western Mountains Properties may have some of these and Stuart Cole would have information regarding this. David Conti thanked Dave Roberts for this information and will call the office in the morning.

David will also contact Fidelity and check on the expiration date for the Certificates of Deposit that EBWCA holds. He also wants to review the landscape contracts and check their expiration date.

#### **FOLLOW UP REPORTING:**

Dena went through items that are still pending.

The “One Drive Key” held by the Design Review Committee has not been obtained from Dawn Underwood. David Conti will continue to work on this.

Arbor Master LLC was hired by Doug Raymond to remove a tree and the roots and then Mr. Raymond submitted the bill to EBWCA for payment. Chris will send a letter to the Raymonds stating that from now on he will need to obtain approval for any work that he will be asking the EBWCA to pay for. A copy of this letter will be kept at Western Mountain Properties.

Dena will talk with Danae regarding the schedule for events that are to be held at the pavilion.

David Conti asked if there was an area where all letters written in private to homeowners were kept. The Board discussed drop boxes and how they could be used by the Board. This will be reviewed at a future date.

The forming of a “Welcome Committee” will be tabled until the spring.

Dena brought a sample of a homeowner’s directory. The homeowners would need to sign a consent form before their information is put into the directory. The first page will be a cover page with a picture of EBWCA and a map of the area. The following pages would be the homeowner’s names and information. Property Manager Dave Roberts would also be listed. The Board discussed having restaurant and emergency information. Paul Sandry is reviewing the “Consent Form” and is rewriting it. When he has this complete it will be sent to the homeowners. Dena would like to have a printed directory by December.

The Board discussed some of the infractions that are happening within the community. Some examples that were discussed were trailers, boats and equipment that were parked at homeowner’s residences. This will be reviewed during the year.

Dave Roberts has not received any complaints from the homeowners and does not think there are currently any large issues.

Next meeting will be held at Western Mountains Property office, October 25, 2023, at 2:00 p.m.

Chris made a motion to adjourn and seconded by Dena at 5:00 p.m.

Bugsy Yarbrough Recording Secretary