

EAGLE BEND WEST COMMUNITY ASSOCIATION

October 25, 2023, 2:00 p.m.

Board Meeting

Western Mountains Property Management

Call to Order: President Dena Brunskill called the meeting to order at 2:00 p.m. In attendance was Vice President Chris Walthall and available via ZOOM was Treasurer, David Conti. Also in attendance was Property Manager Dave Roberts and Danae Hansen from Western Mountains.

Approvals: The minutes of the September 25, 2023. A motion was made by Chris to approve the minutes as presented and David Conti seconded the motion and motion passed with all in favor. The Board also acknowledged the notification of the meeting had been met.

President Report: Dena said that the potluck was a success and attended by 22 people. There was a large bonfire, and all homeowners had a wonderful time. The new mailboxes are in and so far, have only had two complaints from two owners, both Board Members, whose mailbox's location had changed. This location change was made by the post office. The post office did the distribution of the keys, and this was very efficient. The post office will keep the keys for the summer residents until their return in the spring.

Chris Walthall Report: Lot line adjustment for Doug Raymond and Steven Sanders. Upon further review the Board has discovered that the common areas have not been deeded back to the homeowner's association. In July just before the Annual Meeting former President John Cannon reported that the HOA attorney Randy Snyder had completed the task of obtaining the deed for all the common areas and roads into the homeowner's association. The Vice President at this time was Bill Whitsitt who questioned this in July. Dena and Chris have met with legal counsel, Paul Sandry, and he has begun looking into this issue. They have asked Mr. Sandry to look for a deed that transferred the roads and common areas as stated in the EBWCA covenants. At the time of the October meeting Mr. Sandry had not been able to locate a deed that transferred the properties in question. Bill Whitsitt was not sure this was done and now Paul Sandry tends to agree as he cannot find a record of a deed. Therefore, the Board cannot be sure and will have to wait to adjust the lot lines until they can identify ownership of the roads. Dave Roberts has agreed to go to Randy Snyders' office and get the paperwork that showed that EBWCA is the owner.

A motion was made by Dena to hire Paul Sandry as legal counsel for EBWCA. This motion was seconded by Chris and all members were in favor.

Steve Dompier's tree is cut down and are now waiting to have the stump removed. Due to the recent snow fall they will not be able to complete their landscape repairs until the spring.

Mr. Fraley's tree by the walk path still is waiting to be addressed and Chris will talk with him regarding just putting an overlay on the path that has been disrupted by tree roots. Dave Roberts is still waiting to talk with Stocky White regarding his tree by the path whose roots are causing it to buckle.

McIntyre drainage has not been resolved. Dave will talk with the owners of the lot beside McIntyre's to run a drain line.

Chris Roberts is still planning on getting the rock replaced on the wall and will try and remove the bushes by hand.

DRC Report: Chris presented a letter that would need to be mailed to the homeowners to get their comments before December 1, 2023. Dave Robert will send out a notice to the homeowners and will direct all comments to the Board.

Property Manager: Dave Roberts reported that all the winterizing is done, and the pumps are at Lucas Gregory's shop. Dave said that Chris Roberts did some transversing and confirmed that the drain by the Macintyre property is 11 inches higher and he did have a line with a camera and the drain is clogged. When the pond is down, he will go back and look at the lines and with his camera he will be able to investigate. Landscape piece by Riddles house needs dirt and Dave will look at this. The drain cover by Amy Gravina's house needs to be replaced or repaired.

Treasurer: David Conti has received the 2024 budget and thanked Dave Roberts for his work on this and had a few questions that needed answers. Mr. Conti said that last year EBWCA spent \$4,000 on waterfall maintenance and then in 2024 the line item was half, not sure why. Dave Roberts explained that there was a pump purchased in 2023 and that will not be necessary in 2024. The expenses at the pavilion are higher due to the upcoming expenses. Architectural and secretary expenses are higher due to the fact that Buggy Yarbrough has been asked to attend all monthly meetings and take minutes. Postage fees will continue to go down as the Board is hoping to email all information. Dena is working with Danae at updating email address. Some members like to have their statements mailed. Legal fees have been budgeted at \$5,000 and this was a figure that Chris Walthall and Dave Roberts settled on. David Conti said that he did not see the need to raise dues. Money that has not been spent this year will be transferred into the Reserve Account. Dave Roberts also mentioned that the mailbox expense was taken out of the Capital Reserve. Conti did not see the need to raise dues.

Dave Roberts will send a copy of the 2024 Budget to the members with a cover letter. A motion was made by Dena to approve the 2024 Budget this was seconded by David Conti and the motion passed with unanimous approval.

Follow up Report:

Printed Directory: Dena has received 17 replies giving permission to share their information. She also has 6 replies from 2022 and more are starting to come in daily.

Renschler's: A claim has been made regarding the groundwater issue and Dave Roberts sent a cover letter to the insurance company. Dave Roberts will send out the claim number to the Board when the information has been received.

NEW BUSINESS

Danae has received a few updates from homeowners regarding new email addresses. If she receives notification of an undeliverable email, then she will contact the owner and see if she can obtain a new email.

David Conti came up with an idea regarding the storage of information on Google. Danae is very familiar with this, and she and David will start working on this. It is basically a drop box, and there is no charge, and it will allow EBWCA to store the paperwork. There was discussion regarding what information would need to be stored and the Board agreed it would just be the letters to homeowners and the unusual information that happens over the year.

Pavilion: Dena reported that she is working with Dave Roberts and the other four (4) president that make up the Harbor Village Community and is hoping to talk with all in the near future. She would like to have a ZOOM meeting in January and then have a follow-up meeting in June or July. Dena is taking the lead regarding this project and the upcoming changes. Chris said he spent an hour visiting with Doug Raymond and his biggest concern is the liability issues but also said that he does not want amplified music. Chris wants to experiment with the sound so he ordered four (4) pieces of plywood and will purchase some noise suppression fabric and cover the plywood. He will play some music and then go to Mr. Raymond's home and see what the level of the music is. Chris will get some power at the north end of the pavilion and the speaker will face to the south. If the music can be controlled, then the use of the pavilion will open up for more events to be held there each year. The requirements for each renter to carry event insurance were discussed and the turning off of all music at 10:00 p.m. Music has been a large stumbling block and if this can be resolved then the committee can work on the guidelines. at 10:00 p.m. Danae will review the existing policy and report back to the officers.

The Board had not appointed a Chairman to the Design Review Committee and Danae made a motion to nominate Chris Walthall and this was seconded by David Conti. The motion passed with all in favor. Chris will contact the former Chairperson Dawn Underwood asking her for the password to the existing DRC drop box that EBWCA had paid for. The new Design Review Committee (DRC) proposed guidelines will be forwarded to the homeowners for their input. All homeowners have until December 1, 2023, to register their opinions.

David Conti will send Dave Roberts input for the cover letter for the approved 2024 Budget.

Chris did the final inspection of the Noel's new home on DRC form #4 and all the contractors have signed off. Chris has purchased a plant and some champagne and at 3:00 p.m. the Board will meet with Mr. and Mrs. Noel and celebrate.

The Board discussed if the meeting was necessary for November 15, 2023. Dena would like to wait and see what new information comes in and decide closer to the date.

Adjournment 3:45 p.m.

Bugsy Yarbrough Recording Secretary