

**EAGLE BEND WEST COMMUNITY ASSOCIATION INC.**

**BOARD MEETING**

**January 23, 2024 3:00 p.m.**

**ZOOM MEETING**

**Call to Order:** President Dena Brunskill called the meeting to order via ZOOM. Board Members Vice President Chris Walthall and Treasurer Dave Conti were in attendance via ZOOM. At 3:05p.m. Property Manager Dave Roberts and Danae Hanson of Western Mountains were also in attendance.

**Approve of Minutes:** A motion was made by Dena to approve the January 17, 2023, minutes as presented was seconded by Chris and the motion passed with unanimous approval.

**Fidelity Update:** Dena has been in contact with a representative at Fidelity and access to the EBWCA account is still being denied as the proper legal paperwork has not been received. Former Treasurer Stewart Cole said that the President of the Association had given permission in the past for the new treasurer to sign on the financial accounts. Mr. Conti recommended that in the future the Board deals with local Banks regarding the purchase of Certificates of Deposits as that would make the transition of adding new Board members easier. Dena has received an application form to fill out and Danae will fill out the application and then overnight it to Dena who will sign the form and then Dena will overnight it to Mr. Conti for his signature. Once the forms are signed, they will be sent overnight to Fidelity's overnight mail address; Fidelity Investments, 101 Crosby Parkway KC1K, Covington, KY 61015.

**Directory:** Dena was pleased to announce that the new directory is out, and she has received many compliments from the homeowners. She is sure this October more EBWCA homeowners will send in permission forms to add their names and information to the Directory.

**Vice President Report:** Chris provided an update on the title for the roadways and the common area. At the meeting on January 17, 2024, the Board had asked attorneys Randy Snyder and Paul Sandry to give proof to their claims regarding the ownership of the roads and common area. Randy Snyder had said that EBWCA owned the property in question, but Paul Sandry said he could not find evidence of this. Chris asked Mr. Sandry to show proof of this statement which he did in records that he reviewed at the Flathead County Treasurer office. Dave Roberts tried to meet with Brant Beaudry at retired Randy Snyder's office, but that meeting could not take place. The Boards final decision was that the Association does not own the roads or common area and now the question was how to proceed. Chris made a motion to hire Paul Sandry as the legal counsel for the EBWCA HOA to obtain clear title to the roads and the common areas and not to exceed \$7,000 in attorney expenses. The motion was seconded by David Conti and the motion passed with unanimous approval. Chris will contact Mr. Sandry. Chris also discussed whether the Board should have a short ZOOM meeting with Mr. Sandry and

discuss the financial parameters. Dena would like to consider if a ZOOM meeting is necessary or if the Board should address this in a written letter.

**Property Manager:** Dave Roberts said the snowplow crews have been active with the recent snowfall and cold weather. The plows come when there is two (2) inches of snow. The snowplow company is also aware that they are responsible for digging out the fire hydrants that are located throughout the community. There was a question from a homeowner regarding the mailboxes and Dave Roberts assured all those will be done as well. The plowing does not happen all at once, their first response is to make a pass so that the roadways stay open, and then they will come back and make a bigger pass through the subdivision. This all takes time and does not happen immediately. Dave Roberts asked all the homeowners to be patient.

**Budget:** Dave Conti, Treasurer, reminded the Board that the final budget needs to be out by February 1, 2024. The Homeowners dues will remain the same as 2023 which bring in a yearly total of \$81,896. With Bank interest and the Road Reserve contributions the total income is projected at \$108,376. The Board reviewed the different categories and what the yearly projections should be. Chris asked if the Attorney fees that will ensue to obtain title to roads and common areas could come out of the Capital Improvements as the EBWCA would basically be purchasing the roads and common areas with this expenditure. Dave Roberts will ask for an opinion from his financial consultant. David Conti and Danae will work on finalizing the numbers and email them to the Board for their approval.

Chris made a motion to adjourn the meeting at 4:45 p.m.

Signature on File \_\_\_\_\_

Dena Brunskill President

Signature on File \_\_\_\_\_

David Conti Treasurer

Recording Secretary Buggy Yarbrough