

EAGLE BEND WEST COMMUNITY ASSOCIATION

March 13, 2024 2:00 P.M.

Zoom Board Meeting

Western Mountain Property Management Office

Call to Order: President Dena Brunskill called the meeting to order via ZOOM. Board members also on ZOOM were Vice President Chris Walthall and Treasurer David Conti. Also in attendance was Property Manager Dave Roberts and Recording Secretary Buggy Yarbrough.

Approval of Minutes: The Board voted to approve the minutes from January 23, 2024 via email. The Board also acknowledged that the notification of the March 13, 20224 Board meeting had been met.

Dena announced that the Fidelity Investment forms have been signed and overnighted to the brokerage firm and the Board now has access to all the accounts. EBWCA has two (2) Certificates of Deposits with Fidelity, one is at \$24,550 and this fund is allocated for the Capital Reserve. Another Certificate of Deposit has a balance of \$94,593 which is allocated for the Road Reserve.

A motion was made by Chris to reimburse Dena and Dave Conti for their expenses of the overnight mailing to Fidelity to get this issue resolved. Dave Conti will be reimbursed \$35.00, and Dena will be reimbursed \$65.00. This motion passed with unanimous approval.

President Report: Dena asked what the procedure was to update the web site. Dave Roberts explained that Dawn does the website updates at Western Mountain Property Management, and she also updates the calendar. Dena will be able to send an email to Dawn@western mountains.com and she will post any documents, newsletters, and minutes. If Dave Roberts' input is not necessary, then he can be by-passed and the information can go directly to Dawn and send a copy to Dave Roberts. The Board must approve all documents before Dawn is given permission to post.

Pavilion Meeting: Dena gave a recap of the pavilion meeting that was attended via ZOOM by all five (5) Harbor Village presidents. This group thought the expenses of the pavilion were too high and needed to be lowered. The amplified music was contested by one President and two (2) Presidents did not want to spend money on the pavilion for upgrades. The insurance rate is tied to EBWCA policy along with the electrical expenses and the water bills. Dena would like to explore these expenses along with what EBWCA is paying for maintenance.

Dave Roberts said that last year there was a water leak and this year when the water is turned on the Bigfork Water and Sewer will come with their equipment and determine the area of the leak. The water for the grass comes from the pond where the waterfall is located, and the water for the toilets and sinks and the hydrant by the pavilion comes from Bigfork Water. It is this area that has the leak.

The five (5) Presidents agree to pay the normal fees which is \$100.00 per home in each HOA but are not willing to pay extra. Currently there is not enough money to pay the annual fees so it has been agreed that the flowers and pruning and second application of weed control would be eliminated. Dave Conti asked why the electric bill was so high and how this could be reduced. Dave Roberts said that there is a hot water heater for the bathrooms and the kitchen. There are also plans to change all the light bulbs to LEDs. It has also been decided to close the bathroom and they will only be open for scheduled events. There will be a 3-punch lock code on the door, and this will change periodically. Dave Conti asked if we could turn off the water heater and also turn off the lights on the canopy. The Board discussed various options and agreed to turn off some lights and the water heater and Dave Roberts will turn these on when there is a scheduled event. Dave Roberts said that the Board should try this for one season and review the expenses during the summer season.

Dena also discussed the need to start a Reserve Account for the pavilion. Currently there is not one and she feels this will be necessary for upcoming unforeseen expenses. Michael Meade has donated a refrigerator and is looking into a new stove and a microwave. At this time a pavilion meeting has not been scheduled as they are waiting for Dave Roberts to get information regarding insurance for the facility. As soon as this is available a meeting will be scheduled.

Dena questioned a bill from legal counsel Paul Sandry for \$201. Dena thought this had been paid for in the past. She called his bookkeeper and did not hear back at the time of the meeting. Chris made a motion to pay the bill, and this was seconded by Dave Conti. The motion passed with all in favor.

Vice President Report: Chris has talked with legal counsel Paul Sandry regarding the ownership of roads and common areas. Mr. Sandry has been working on this and is drawing up a document for the Boards review and approval. Once the approval is given, Mr. Sandry will then file a complaint and then the Judge will review it and make a decision. The Board wanted to make sure that the three roads Harbor way, Harbor Drive and Canal Street were all listed on the complaint. The Board also wants to make sure the surveyed area is listed. Chris said that the Board will be able to make sure that all of Canal Street is listed in the document. Dave Roberts thinks the road ownership extends to the other HOA in Harbor Village, but EBWCA is not paying for this to be included in their complaint.

Design Review Chairman Report: Chris provided an update on the Riddle remodel project. The drawings have been received but are incomplete. He had a long conversation with Joe

Magaddino, the architect who is paid to review plans for EBWCA, and he was not able to give a decision as the plans are not complete. Chris will talk with the Riddles and ask for a complete set of drawings.

Steve Saunders has continued to work on the remodel of his property and has ordered the lumber for a carport. This carport will be built on the property that is currently considered as common property. It cannot be deeded to Mr. Saunders until EBWCA is granted ownership. Mr. Saunders has had the property surveyed and is staked out. Dave Roberts asked if Chris had seen the drawing for this addition, and at the time of the meeting Chris had not seen drawing and Joe Magaddino has not given his approval of the project. This remodel had started in 2023 and Chris has not been able to see what permission was given by the previous DRC committee. Chris will ask Mr. Saunders for his plans so that they can be reviewed. Dena said the Board needs to protect ourselves and stressed that we need to have the complete set of plans and a copy of what he submitted to the previous DRC committee. Chris said he can call him and ask him if the plans included the new addition. The Board also wants to make sure Mr. Saunders understands that he cannot begin building the carport until the ownership of the land has been deeded to him.

Property Manger Report: Dave Roberts reported that Black Magic contract expires in November 2024. He would like to have a new contract wrapped up in August. Dave said the Board needs to make a decision regarding the grass that has been mowed for the past few years in the “Rally Area”. When the survey was done in the summer of 2023 it was determined that much of the mowing in that area was not on EBWCA property. This is costing EBWCA money to have this mowed each week. Dena said we need to meet with the Allreds, owners of the property before a decision is made.

Dave Roberts hired a new snowplow crew this year and it took a little tweaking but felt they had done a good job. He did not have any complaints from EBWCA homeowners during the winter season. The streets will be swept in the spring and plans are underway to start in the near future.

Treasurer Report: Dave Conti has just gained access to the Fidelity accounts and has been reviewing the Certificates of Deposit. He will be in town next week and will set up a time with Dave Roberts and will review the financials and discuss varying CD rates in the Flathead Valley. Mr. Conti also received an email from a previous Board member asking for the comparison of 2023 budget and the actual at the close of 2023. It was discussed if this was a report that EBWCA homeowners had received in the past. Dave Roberts can run this report and he and Mr. Conti will review this during their visit. He will also take time to visit with the homeowner when he comes back. Dave Roberts will also look at the previous years and see what was mailed out to the homeowners on January 21, 2023.

Follow Up: Dena is working with Danae on getting updated emails from homeowners. Dave Conti is planning on working on the Google storage system that Danae is familiar with. This

allows us to keep all the files in one place and makes it much easier to retrieve a document. Conti will look at this system and make a presentation at the next Board meeting. There is no new information regarding the Renschler's claim.

Dave Roberts gave an update on the drain cover at Amy Gravina's house. Chris Roberts went over and determined that it is more than just a cover for the drain to work property. The concrete will need to be removed and then remove the collection box that is broken. If we put a cover over it, you will see a space between the collect box and the concrete, and the water will improperly drain. To correct this, you need to get the old broken box out and install a new concrete box with 2 pipes coming in and then pour concrete to allow water to drain. Chris can do this. He is also aware of the rock that needs to be put back into the wall, but there is another rock on the ground and the wall needs to be fixed and rebuilt. Chris has submitted a bid for \$1425.00 to fix the drain and repair the wall and put rocks back. And this can be done in 2 weeks. While the excavator is here, he can pull out the broken box and the concrete. The Board agreed this needs to be done. Dena made a motion to approve the bid for Chris Roberts to fix the drain and repair the wall and replace the rocks. Dave Conti seconded the motion and it passed with unanimous approval. Chris will also remove the stump by the Riddle and Raymonds property.

Chris Roberts has a camera and while the pond is down, he will look at the lines running into the pond by Kevin and Sam's house. This will happen while he is doing the excavation work.

The drainage issue between Travis Flotre and the McIntyres house was discussed. Dave Roberts has not seen anything accumulate there during the winter. Before any work can begin the Board needs to know if Mr. McIntyre will agree to the project. There are two options, one is to provide a drain system which includes a rock bed that will run on the right side along the property line between the Flotre and McIntyre homes. This would go along the back side of the property with a 4-inch pipe. The second option was a concrete box that would collect the water and drain it out underground. The problem with this is the concrete box is about 5 feet in diameter and that is very intrusive on the front of their property and Mr. McIntyre was interested in this option, however the Board is not sure if it can get consent for this. Dave Roberts will call Mr. McIntyre and see if he can get a decision to run a drain line along their property.

Old Business:

Canal Weed Abatement: Eagle Bend Yacht Harbor will purchase the standard 16 tubs of "Sonar One" for the weed abatement, but the canal committee did not feel this was adequate. The committee has hired an expert who said they needed 35 tubs and not 16 tubs to cover the area. Eagle Bend Yacht Harbor said no, only 16 tubs were needed according to their experts. Dena has written a letter asking the Yacht Harbor to follow the advice of the expert that the canal committee had hired. Mr. Roberts also manages the Yacht Harbor and pointed out that you must first analyze that the chemical used is by the acre feet of water you

are treated. The canal committee expert measured the amount needed for water at full pool in the canal at seven (7) feet. The Yacht Harbor expert is not using seven (7) feet as their measure for depth of water before the dam goes up. The Yacht Harbor expert says that the chemical is put down when the water level is at 2/3 pool. If the chemical was put down at full pool you may need 35 tubs but that is not the case as the dam is not up. Dena said that last year they did not go beyond the foot bridge, and Mr. Roberts said yes because the water was too low to get a boat up the canal to spread it around the docks.

Chris asked how much more would it cost to purchase the 35 tubs and Dave said about \$9,000. The discussion was left with the possibility that the people who have boat slips in the canal being responsible to pay for the chemical which would become an annual expense.

New Business:

Steve Dompier and Tootie Myhre have both passed away in the last month. Dena would like the community to honor him and many in the community have reached out. Dena approached Eve and she said that she did not want a memorial but would like a party. Dena suggested a potluck party and she agreed to this. Dena asked the Board and they all agreed that this would be a wonderful idea and it will be scheduled for some time in July.

Dave Roberts had a call from the executor of Tootie's estate, and they would like to have an estate sale at the house, but not sure when this would take place. The Board agreed that this would be allowed. Dena requested that Dave Roberts obtain legal documentation that shows that he is the executive director. This would give us an official piece of paper for our file.

Adjournment: Chris made a motion to adjourn at 4:30 p.m.

Signature on File

Dena Brunskill President

Signature on File

David Conti Treasurer