

EAGLE BEND WEST COMMUNITY ASSOCIATION LTD.

BOARD MEETING

June 19, 2024, 2:00 P.M.

WESTERN MOUNTAINS PROPERTIES CONFERENCE ROOM

Call to Order: President Dena Brunskill called the meeting to order via ZOOM. David Conti was also available via ZOOM, and Board member Chris Walthall was in attendance and Dave Roberts, Property Manager.

Approval of the Agenda had been given via email by the Board members.

Approval of Minutes: A motion was made by Chris to approve the minutes from the May 15, 2024, Board Meeting. This was seconded by David Conti. The motion carried with unanimous approval.

Dena reviewed the "Follow Up List": The asphalt repairs have not taken place on the walking path by the bridge as Chris said he is trying to get both the Fraley's and the White's together and discuss different repair options. Dave Roberts said he would be available on Monday or Tuesday and will make time to meet with the homeowners.

Dave McIntyre has decided to forgo a concrete drain and has decided to have rocks laid for the water to follow and then drain out. Dave Roberts and Chris will review the area and formulate a plan for when the rock can be laid. The Board also discussed the cycle to clean out all the drains within the HOA community. Dave Roberts said that the new drain had to be cleaned out after only two weeks due to mud. Dena would like to have a list of all the drains and begin making a schedule on when they need to be cleaned out as all the drains in the community are different. Chris suggested that they be cleaned out every other year and then if there is a problem the Board review it and decide if it needs to be done more often. Dena asked Dave Roberts to get a bid for this year and was aware that this bid will change every year.

Presidents Report: Access to the Fidelity accounts is assessable but the reports coming from Fidelity also include the personal accounts of Board members as well. Dave Conti will continue to work on this. Dena has delivered a copy of the Quiet Title complaint to Danae that will be placed in EBWCA file for a record. The pavilion is owned by the five (5) HOA in Harbor Village but one of the HOA's is expressing the desire to sell their portion of the pavilion to the other members. Dave Roberts said that the pavilion is a basic LLC agreement and not a set of covenants with rules. The five (5) Presidents will meet next week to discuss the pavilion. Dena will continue to keep the Board members updated on the discussion.

The Newsletter dated June 13, 2022, had listed the notice of the Annual Meeting along with a copy of a proxy for members to copy. Dena asked the Board to review this and use it as a sample for the 2024 Annual meeting. Dave Roberts will also mail to the members a notice of the meeting; this must be done 30 days before the Annual Meeting.

Vice President Report: Chris had spoken with legal counsel Paul Sandry, who thought the Board would be receiving a ruling shortly from the Judge on the Quiet Title claim. At the time of the Board meeting Chris had not received any notification of a decision. Chris is also in the process of getting bids from landscape contractors for 2025. He has not received any bids at this time and would like a copy of the existing contract from Dave Roberts.

There has not been a decision from the Insurance Adjuster on the water issue at the Renschler's property. He has called the Adjuster and has not received a call back. Dave Roberts provided to Chris both the previous insurance policy and the new insurance policy with Farmers Insurance which begins June 2024.

The Riddle remodel is under way and will be several months before it is completed. They are adding an elevator and more living space. The Sanders have projected a completion date of their project as August 17, 2024. They are also waiting on the Quiet Title claim issue to be settled.

Property Manager Report: Dave Roberts said the new insurance policy from Farmers is in place. The leak at the pavilion is repaired and the bathrooms will remain locked.

Treasurer Report: Dave Conti addressed the need to begin investing cash in Certificates of Deposit. Due to the inability to access the accounts for several months, the money has been sitting in a non-interest-bearing account. There is \$90,000 that can be reinvested now and another \$30,000 in a few months. The Board discussed where to move this money. Due to the lack of the previous Board from signing off on the accounts, time was lost, and the Board is wondering if seeking a local Banking Institute would be the best answer to alleviate the problem in the future. Mr. Conti asked Dave Roberts to get some bids from area banks on their Certificate of Deposit rates and report back to the Board and they will come to a decision.

Dave and Dena have been reviewing the electrical bills and met with Danae to review the rising charges. They were able to determine that one meter that EBWCA was paying was in fact for The Eagle Bend Yacht Harbor electricity to control the pumps at the dam and a base board heater in the dam house. The meters billing has now been changed over to Eagle Bend Yacht Harbor. Dena will set up a meeting with the Harbor President, Whitney Todd, to discuss reimbursement for the number of years of electrical expenses.

There is a meter in the rally lot and the Board was not sure what electricity this provides. Dave Roberts will investigate this and report back to the Board.

New Business

The Landscape Committee Report: Rita Livingstone provided a report as of June 14, 2024. This committee is made up of homeowners Pat Miller and Gigi Alread. They provided a list of areas that need to be addressed. There are dead plants at the entrance that need to be removed and replaced. Due to the harshness of winter, some shrubs need to be trimmed back to remove the dead branches. A number of rocks have fallen into the waterfall pond at the corner of the Riddle property. A list was given to the Board members and Dena asked Dave Roberts to review the areas of concern addressed by the committee.

Dave Roberts received an anonymous letter regarding construction on Canal Street. The writer of this letter did not sign their name. Dena said that when people send an anonymous complaint letter, the Board will not address them. If the writer cannot give us their name and even call the Board then we will not respond. The Board agreed.

The mowing of the empty lots was discussed as a homeowner had complained of high grass by their home and Chris will look at this. The Board acknowledged that there had been lots of rain and cool weather which are perfect weather for the grass to grow.

Dena will draw up the notice of the Annual meeting and forward it to the Board to approve.

Chris made a motion to adjourn the meeting at 3:45 p.m.

Signature of File _____

Dena Brunskill, President

Signature on File _____

David Conti, Treasurer

Recording Secretary, Buggy Yarbrough