

EAGLE BEND WEST COMMUNITY ASSOCIATION

SEPTEMBER 12, 2024

SPECIAL MEETING

In attendance; Dena Brunskill, Chris Walthall and on the phone Stuart Cole

Dena Brunskill had a phone meeting with Jim Miller who was representing Eagle Bend Yacht Harbor (EBYH) to discuss the electrical meter billing that EBWCA had been paying in error for 18 years. Dena collected all the billings from the 18-year period and the total amount EBWCA had paid was \$24,482.54 less Capital Credits of \$318.82, resulting in \$24,163.68 due to EBWCA.

Jim Miller said that the Board of EBYH did not want to pay EBWCA back as they did not see where it was their problem, but they were willing to do a trade. EBWCA has 13 homeowners who live on the canal, and these 13 owners are going to be asked share the cost of the chemical spread in the canal for weed abatement. EBYH said that they would not charge these 13 homeowners the \$2400 a year to spread the chemical, until the \$24,163.68, was paid back. Dena did not feel this was fair as the other 45 homeowners of EBWCA would not be receiving compensation for the billing error.

The meeting with Jim Miller ended with Dena saying that EBWCA wanted to have the money paid back in full and EBWCA was willing to take payments over a generous time frame and would not be charging the Yacht Harbor interest. Secondly EBWCA does not want any hard feelings, wanting to come to an agreement in an amicable manner.

Tree service was requested by the Post Carrier on the island. Stuart suggested the Board turn this over to the Landscape Committee and they decided what needed to be done and which tree service to use after reviewing the bids, CSW Tree Service was chosen. They came over in a few days and it was accomplished for \$400. The LC Committee paid him an extra \$100 to trim a limb that had fallen from the wind storm blocking the sidewalk.

Kevin Kleckner contacted Stuart regarding the clogged drains in the neighborhood. His concern was the Board was spending money unnecessarily on having them cleaned because they were 40 years old and too far gone. In the discussion on what to do Stuart surmised this could cost the HOA in the 6 figure range to replace the drainage system if it even could be fixed due to the natural sloping issues and need to cross private property. Dena pointed out her drain was from the street to the river, (310 permitted) and possibly others on the riverside were also. These need to be cleaned periodically. The Board has observed the major flooding after a big rain will clog the streets in certain areas but is usually drained with in 10 hours. The Board was unanimous in its decision to defer any large scale drainage project for now.

We remind our neighbors to keep any drain in front of their homes free of debris as this is the season of falling leaves and heavy rains.

Dena Brunskill Signature on file

Chris Walthall Signature on file