

**EAGLE BEND WEST COMMUNITY ASSOCIATION INC.**

**August 8, 2024, 3:00 P.M.**

**ANNUAL BOARD MEETING**

**AT THE PAVILION**

**Call to Order:** At 3:10 p.m. President Dena Brunskill called the Annual Meeting of Eagle Bend West Community Association Inc. to order.

**Establishment of a Quorum:** A quorum is defined in the CC&R's as 25% of the 58-lot owner membership which equates to 15 lots represented in person or by proxy. A quorum was reached with 27 members in attendance and four (4) proxies.

Cinda Raymond had been asked by the Board to open the meeting with a short prayer and the reciting of the Lord's Prayer. Dave Roberts then led the Association in the Pledge of Allegiance. President Dena also asked for a short moment in silence for Steve Dompier, Don Keown and Tootie Myher, and other cherished members we have lost.

**Approval of Minutes:** A motion was made by Dena Brunskill to accept the August 10, 2023, minutes as presented. Anita Cole seconded the motion, and it passed with unanimous approval.

**Introductions:** Each of the existing Board member of Dena Brunskill; Vice President Chris Walthall, and Treasurer Dave Conti introduced themselves. The members of the community then proceeded to introduce themselves. Property Manager Dave Roberts and Recording Secretary Buggy Yarbrough introduced themselves.

**Presidents Report:**

Dena Brunskill reviewed the various projects that the Board had worked on during the year and was pleased that the new mailboxes had been installed and the conversion had been seamless.

The pavilion has become an issue in 2024 as the Reserve fund has been depleted and changes must be implemented. The pavilion is governed by the five (5) Presidents of Harbor Village. One HOA and their President did not want to continue to support the pavilion and stated that they wanted to sell their share in the pavilion. This issue has been resolved and all the five (5) HOA's have come together and are regularly meeting to come up with some workable solution for the maintenance of the structure.

The Fidelity account transfers have been an issue, and the Board is now current with the proper signatures on all the accounts. There was a drainage issue on the McIntyre property, and this has now been resolved. A printed directory has been issued to the members and the Board will be sending out updates in October. The Board has finally been able to get in writing the ownership of all the Common areas and streets in EBWCA. Dena discovered an electrical bill that over the past 18 years has been charged to EBWCA and is in fact Eagle Bend Yacht Harbors bill. Vice President Walthall told the members that Dena took the time to look at each meter that EBWCA is paying for and found out where the electricity was being provided. It was then that she discovered that EBWA

had paid \$24,000 in electricity that was not our expense but the Yacht Harbor. The members applauded her efforts and determination to research and watch the members money.

Dena would love to have a Social Committee form of perhaps three (3) men and women that would organize some potlucks over the summer period each year. She also would like to have a Welcoming Committee form that would be responsible for meeting new owners and answering their questions and supply a printed directory.

#### **Vice Presidents Report:**

Chris Walthall said that he had been approached by members in the community that are questioning the lot line adjustments. There are homes in the community whose properties have a small section of common area on them. These areas are all being watered and maintained by the property owners and now some property owners are seeking permission to gain ownership of these small sections of land. This will take 67% approval of the homeowners before the Board can extend this transfer of ownership. Mr. McIntyre said that before he could vote he would like to meet with the Association's attorney, Paul Sandry, and understand the issue better. There were many other homeowners who also expressed a desire to have this explained before they voted. A meeting with the attorney has been set up for August 12 at 4:00 at the pavilion for all concerned homeowners.

Chris also said that there are numerous property line infractions throughout the community. One of these is that the Montana Athletic Club tennis courts are situated on two (2) feet of EBWCA property. The Rally Area is also another area where clear defining of property lines needs to be made. Chris also handed out an email dated October 19, 2016, from then EBW President Bill Whitsitt, that acknowledge that there were some common areas that needed to be resolved when ownership of the common areas was achieved. This is not a surprise to the Board as it has been an issue for the past eight (8) years.

**DRC Report:** Chris Walthall reported that the Riddle home is in the middle of their remodel and a new addition to their current home. The Sanders property is not proceeding as they are waiting for the community to decide if he will be able to obtain ownership of the common area.

**Election of Directors:** The Board thanked David Conti for his work as Treasurer on the Board in the past year, but he has decided not to rerun for the Board. Mr. Conti thanked the community for all their support but said he did not have the time to spend as he lives away from the community for most of the year. Dena Brunskill and Chris Walthall have expressed an interest in remaining on the Board and running for another year. Stuart Cole who had served on the Board as Treasurer from 2017 to 2022 has decided to run again for the Board. All three candidates handed in a one-page bio which was distributed to the members. President Dena Brunskill asked for nominations from the floor three (3) times and no new names came forth. The members were asked to vote and hand in their ballots to be counted. The EBWCA covenants require a vote and therefore a motion to approve the ballot by acclamation cannot be made. Votes were gathered and Dave Roberts and Buggy Yarbrough counted the ballots.

**Treasurer Report:** The financials for 2023 and 2024 had been included in the packet to the members. Dena and Dave Conti had diligently gone over the numbers, and this is where the electric bill expenses became a red flag. The Road Reserve Fund is growing, and a road repair is not

imminent. The chip sealing was done 12 years ago, and it is still in good shape. Stuart Cole will be looking into the cost of a major repair for the future.

Eleanor Bailey talked about the weeds in the vacant lots. She explained that there is an invasive thistle that is growing and if not taken care of will spread. The weed abatement was discussed, but some of the problems is the Rally Area where the weed is growing and not being sprayed by the owner.

Dan Marcus talked about the chemical that was spread by the dock called Sonar One. This year some of the dock owners on their own purchased \$5400 worth of the chemical to kill the weeds around the docks. This has improved the reduction of weeds, and this will need to be a yearly expense. Dan is hopeful that the dock owners will come together and, in the future, pay for the weed abatement chemical.

**Election Board Results:** Dave Roberts announced the results of the election along with the number of votes each candidate received. Dena Brunskill – 26 votes; Chris Walthall 27votes; and Stuart Cole 43 votes.

A motion was made by Chris Walthall to adjourn the meeting. The meeting was adjourned at 4:30 p.m.

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

Dena Brunskill, President