

Eagle Bend West Community Association LTD.

Board Meeting

September 30, 2024, 2:00 P.M.

Yacht Harbor Clubhouse

Call to Order: President Dena Brunskill called the meeting to order. Board members in attendance; Stuart Cole, and Chris Walthall. Property Manager Lindsay Freitas and Landscape Committee Members Eleanor Baily and Pat Mille

9/12/24 Minutes Approved

Landscape Committee Report: Noxious Weed issue, need to direct a letter to Rally Area lot owners, Allred's and Faye Hicks-in regards to the Noxious Weeds. They need to treat this to keep it at bay. It is Montana Law to eradicate this. They also have two trees down on the rally area.

Black Magic does spray for Thistle and said that the untreated lot is making things worse.

Tree by the pond that is broken needs to be cut down. The dying ones in the center island of Canal Street need to be removed, the cold weather got them last winter. We will wait until spring to see if they will bloom once more before removing them. Maybe replacing with Fat Albert Spruce. Eleanor suggested we get a bid from Clearview Tree Service 406-471-5645.

We would like to have at least two bids with and without the rally area for next year's Landscaping.

2 Trees that went down by the walkway to the bridge was rippling the asphalt, dangerous .What can be done to fix the path?

Replace the concrete behind Chris House – then fine grade and reseed?

President's Report; The all (5) HOA Potluck was a big success, 50 people attended, the food and camaraderie was excellent. Buggy and Lindsay were a great help at the potluck. Lindsay personally met all of the people at the potluck.

Paul Sandry sent a letter to Stephen Saunders Attorney regarding the voting results on the on his Lot Line Adjustment.

Future Lot Line Adjustments, the Board discussed how to address future requests. It was suggested; Anyone who wants to do this needs to make a written request to the board and let the HOA know what the rationale is and how it would benefit the HOA. Should this require at least 67% of the membership to vote. We could require a \$500 nonrefundable deposit to cover HOA legal costs. Tabled until we can go to the Plat Department and ask their advice.

How minutes will get edited and submitted to the website; Note taker (Buggy or Lindsay) will provide to Dena their notes, she will make her changes/additions in red, then send them to the rest of the Board for their updates. Once all Board Members approve via email, Dena will send them to WPM to upload to the website.

Christmas decorations at Canal Street entrance; They are now stored in the Pavilion kitchen, we need to get them out of there asap. The kitchen has had multiple water leaks and needs extensive renovation. The

other 4 HOA's do not want our decorations in there going forward. It has been suggested we could purchase a "lean-to" type shed to be placed on the outside wall of the kitchen door. A 4' by 7' by 6' shed would fit in the space and hold all the decorations. The cost would be around \$350.00. It would require assembly and installation. The Board will pursue this solution.

Vice President's Report:

Chris attended a meeting of the Flathead Conservation District regarding boat traffic on the Flathead River. There was talk about restricting boat traffic in some way but it did not go over well with attendees.

Stephen Sanders will use his \$5000 DRC deposit now in the General Fund to go to the road fund.

Corner of pond and walkway by the Riddles home there is water coming out of the ground. Lindsay says Young Bucks is aware and will correct in the spring when start up is done.

Renschler issue, Still waiting on the previous Insurance company to respond. Lindsay will try to contact them one more time. Next action should be a letter to the Insurance Commissioner. Renschler's would like to know how low can the pond be set to test the amount of water coming into their space?

DCR Chairman's Report:

Greg Faul and Craig Noel have graciously volunteered their time to be on the DRC committee. We welcome them and the insight each will bring .

Riddle remodel is moving along, Sanders is almost done and the Brunskills are getting ready to start.

Property Manager's Report:

Drains Update; still looking for the report that was done in 2022 or 2023 by the previous Board.

Lindsay will contact the Electric Company regarding meters and what they control and who is paying for them.

We need a bid from Black Magic for the Landscaping Contract starting in November, two ways; one with the Rally area and one without. The Rally area is believed to be 30% of our Landscaping costs.

Lindsay will write a letter or meet with the Allred's re: the Canada Thistle on the Rally area and the two downed trees. She will also copy the Hicks Family.

The Path to the foot bridge was discussed, we are looking for expert advice on how to best fix this problem.

Lindsay is going to provide all HOA's a custom Newsletter to be sent out Quarterly, with our pertinent information.

WMM will take over EBWCA's Printed Directory and will be sending out update forms soon, along with generating Agendas for our Board Meetings.

WMM will be offering an Online Payment System for our dues.

WMM is also looking into Vendor Management Software to streamline issue resolution.

There was a question re: the Waterfall Controller, it was replaced and it is in the financials.

Treasurer's Report:

Fidelity Account has been changed. The cash has been put in treasury bills and notes. They are negotiable and liquid within 24 hours. Projected 2024 income is 83k. He will begin the process of setting the Budget for 2024 to 2025.

Motion to Adjourn by Dena Brunskill, Seconded by Stuart Cole

Dena Brunskill Signature on File

Chris Walthall Signature on File