

EAGLE BEND WEST COMMUNITY ASSOCIATION LTD

Board Meeting

December 2, 2024, 2:00 p.m.

ZOOM

Call to Order: President Dena Brunskill called the meeting to order at 2:09 p.m. via ZOOM. Officers in attendance through ZOOM, Chris Walthall, Vice President; Stuart Cole, Secretary/Treasurer and Lindsay Freitas Property Manager. Buggy Yarbrough recording secretary was also in attendance.

Stuart made a motion to approve the minutes from October 21, 2024, as presented. Dena seconded the motion, and the motion carried.

Action Items:

A EBWCA homeowner felt that the dues increase was not necessary stating that EBWCA had too much money in the Capital Reserve Fund and wanted to see that reduced. Stuart disagreed stating that EBWCA had spent more out of Capital Reserve than was received in dues in 2024. The Board had reviewed the 2025 Budget and had been unanimous in their decision to increase the dues.

The Brunskill's may not be pouring concrete until the spring and Lindsay has coordinated the pouring of the concrete by the Walthall residence to take place at the same time.

EBWCA is still working on obtaining a copy of the land title that was given to Steve Sanders. Legal counsel Paul Sandry said that this was completed but the Board would like to have a copy of the land title from the County. Chris will provide the name of the surveyor to Lindsay so she can access the County files and get the necessary documentation.

Chris Roberts has a list of all the drains and has made notes of those that are plugged. Lindsay will get this list and forward it on to the Board.

Lindsay has talked with Flathead Electric regarding the meter in the Rally area and has asked for a description of the area that this meter services. At the

time of the meeting, she had not heard back. The Board discussed the various flags that are along Canal Street and wondered which business was working in the area.

The trees on the Allread property and are not the concern of HOA. The family has many areas that they are currently working on, and they will look at the trees in the spring.

The Christmas decorations have been moved to the storage shed. Lindsay will check with Dave McIntyre and make sure everything has been moved out of the kitchen. The Board was not sure who had volunteered to put up the Christmas decorations.

Chris Roberts will provide a bid to remove the trees on Canal Street. Lindsay has been working on the printed directory. She has sent out second notices to those residents who have not filled out the required paperwork. Craig Noel and Greg Faul are working on updating the DRC guidelines based on the recommendations of homeowner Dr. Mark Alder's study.

Adjourn 2:30 p.m. Stuart made a motion for adjournment.

Signature on File
Dena Brunskill, President

Signature on File
Stuart Cole, Secretary/Treasurer