

EAGLE BEND WEST COMMUNITY ASSOCIATION

October 21,2024

Western Mountains Property Conference Room

ZOOM

The meeting was called to order and the Board members in attendance were President Dena Brunskill; Vice President Chris Walthall; and via ZOOM call Secretary/Treasurer Stuart Cole and Property Manager Lindsay Frietas. Property Managers Dave Roberts and bookkeeper Danae Hanson were also present at the meeting

A motion by Chris to approve September 30, 2024, minutes as presented Stuart seconded the motion. Motion carried.

Lindsay Update Report:

Chris Roberts had blown the pond drains out to the middle. Once the pond water is lower, he can continue to blow them out so they will be completely clear. Stuart would like to have a list of all the lines that are blocked so that EBWCA does not waste money each year trying to blow out the blocked lines.

She has had communication with Flathead Electric regarding the meter in the “Rally Area” and they are investigating exactly what this meter serves. They will email her with their findings

Black Magic has provided a comparison sheet, which breaks down the mowing of the “Rally Area” and the price to not mow this area. She suggested that the HOA discontinue mowing this area, which is only about a \$1500 difference. Dave will cap all the irrigation that services this area in the spring.

A letter was mailed to the Allreds regarding the Canadian Thistle. Their daughter has acknowledged this problem and will take care of it. The letter also addresses a downed tree. Chris Roberts looked at the tree and supplied a bid. There is also another tree that needs to be removed.

The Footbridge Path is also an issue. There is a wet area on the path by the Riddle property where the sprinkler line runs, and it is leaking. Young Bucs

said that they were aware of it, and it is on their list to fix next spring. It will not be a big job.

The Community Roster is being updated and the online payment system for dues is finalized.

The Board said that the website needs to be updated and add Stuart Cole's name as the new Secretary/Treasurer.

Dena Brunskill, President Report:

Pavilion Meeting: It was decided at the last meeting by the Advisory Board that every HOA property in 2025 will be assessed \$200.00 an increase from 2024 of \$100.00. In 2026 the assessment will drop to \$150.00 and in 2027 it will drop again to \$75 or less. That will give the Pavilion Board time to build up a Reserve and fix the kitchen mold issue. In the event that there is no money to pay all the bills in 2024 Lindsay will notify the Boards of the five (5) HOAs and will determine the correct percentage for each Association to pay their share. Danae reported that the Pavilion is already \$2,000 short. The year end bills that came in were from Brian Okamoto for the spraying of the trees at \$375. Black Magic final bill was \$800 and there is still an outstanding invoice from Montana Plumbing for the leak repair. There are also electricity and water bills that will need to be paid. Lindsay also said the plumber has not sent in his bill and Young Bucs must winterize the lines.

Dena reported that the Pavilion party was a big success, and many people came up with some ideas to use the Pavilion. Some ideas were a "Speaker Series" and a game night. Also, some of the people are asking to put in Bocce Ball Courts which could be installed by King's Landscape. The Board has asked Lindsay to call and get a quote. Dena said the Boards could see if any volunteers would be interested in paying for the effort. Next step is to get the kitchen cleaned up and get rid of the mold issue. Jerry Turley is working on a bid. The Brunskill are getting ready to remodel their kitchen and they are donating their refrigerator, microwave and oven and a sink. The Pavilion will be in good shape.

Paul Sandry: The billing by legal counsel was discussed. The Board has asked Danae for a breakdown on the billing. Stuart said it was about \$2,000 for the expenses associated with Steve Sander's lot line issue.

Christmas Decoration Shed: Dena has ordered this and it was \$300, and it should be here this week, and Jerry Turley will put it up. This will store EBWCA Christmas decorations and will be housed near the Pavilion. Volunteers from the Community put up the decorations each year.

Chris Walthall Vice President Report:

Concrete behind Walthall residence: Lindsay said that the contractor can come whenever it is convenient. He thinks we should do 12 sections around or 12 squares. Which will get us to the minimum of \$2500. Chris thought that when the Brunskills are pouring concrete in the next few weeks we tie it in with them as we are not talking about not very much concrete. The stump that was removed in this area needs to get this done *and Chris Roberts may be able to do this quickly as he is working in the area.

Chris would like to have a contractor look at the cracks in the roads. He has the name of a man who repairs the cracks, and he puts a thick sealant over the top and the cracks do not bleed through. The contractor said there is nothing wrong with the asphalt, but he has concerns about the cul-de-sacs, and they may need to be treated. The process was called a "Slurry" and Stuart said it does not give structural support to the road. It is just a cosmetic overlay that wears off. Dave said right now they seal the cracks with rubberized material and if we keep up the maintenance of the roads and it improves their longevity. Stuart said Carver Engineering did an assessment 12 years ago. They recommended that EBWCA do chip sealing which we did. They recommended that every 10 years to do a second chip sealing and then in 10 years a new overlay of the asphalt road would be necessary. The first chip seal has lasted much longer than anticipated. It is still good, and we can get years out of it. The slurry coat lasts only for 2 years, and it is very slippery. There was discussion regarding slurry in the cul-de-sacs.

The Canadian Red Cherry trees in the Canal Street Island suffered lethal freeze damage last winter and need to be removed. Brian Okamoto also agreed with this. There is a tree that was damaged by the pond and needs to

come down. Creed has done some work and is not as expensive as others; he does not remove the stumps and if you are going to replant, then the stumps need to be removed. Discussion regarding whether the area should just be graveled and no planting of trees as the RV's rub against them. The Board questioned if there was irrigation in this area. There was a suggestion to plant ornamental grass in the area if there is water or a hard landscape if there is no water. The Landscape Committee needs to review this and look at it in the Spring.

The Flathead County Plat Department has received the new survey of Mr. Sanders' new property line. Chris did not get a copy of this as it is a drawing on mylar and would like to have a copy on file at Western Mountains Property. He would also like a copy of the Plat for all the common areas and the streets.

Craig Noel and Greg Fall have volunteered to service on the Design Review Committee, and they are working with Mark Alders. They have begun working on the new guidelines and are hopeful that they will be done with this in November and report back to the Board.

Stuart Cole Treasurer Report:

Stuart has been working on the 2025 Budget for EBW and the Board review various contracts. They reviewed the landscape contract with Black Magic and determined that \$31,500 would be budgeted for 2025.

Stuart asked the Board how they wanted to pay for the additional Pavilion assessment of \$100.00 per home. It was decided that the money will come out of the Capital Reserve Fund.

Tree maintenance was also discussed as there are many trees that need to be treated and many that need to be removed. The Board agreed that they will stay with Brian Okamoto for the systemic treatment of the trees. They will get a bid to remove up to eight (8) trees and their stumps. The Board projected that this could cost \$700 per tree. The Board agreed to budget \$10,000 in 2025 for Tree Maintenance.

Website: EBWCA is paying for three domain sites and only uses one. The Board agreed to get rid of the two extra and maintain only the one being used.

The Board discussed if there would be a need to raise dues in 2025. Stuart said that three (3) years ago the dues were raised. But the cost of goods has gone up.

Stuart thought that EBWCA may be under budget for 2024. For 2025 he sees no major increases yet, but he likes to have a contingency which would necessitate a small dues increase. Do we want contingency and raise dues by \$10.00 per quarter. This would be \$40.00 per household in 2025 and will generate an extra \$2,320 this would be a 3% increase. Stuart made a motion to modify the quarterly dues by \$10.00 per quarter to allow for an inflation adjustment factor. Dena seconded the motion, and it carried with unanimous approval.

Dena reported that the Landscape Committee has found a growth of Canadian Thistle on 201 Harbor Drive which needs to be sprayed. The owner maintains the empty lot on his own and will be contacted by Rita Livingstone who is on the Committee.

Old Business:

The Board discussed the \$24,000 electric bill that EBW was billed in error and should have in fact been the Eagle Bend Yacht Harbor bill. Lindsay does not want to be involved in this matter as she manages both Eagle Bend Yacht Harbor and Eagle Bend West Community Association and sees a conflict. EBWCA is willing to allow the Yacht Harbor up to three (3) years to pay this amount back in full and will not charge interest. This will be addressed again at the next Board meeting.

Meeting adjourned

Signature on file _____

Dena Brunskill, President

Signature on file _____

Stuart Cole, Treasurer