

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.

Board Meeting

March 10, 2025, 2:00 p.m.

ZOOM

Call to Order: President Dena Brunskill called the meeting to order. Board members in attendance via ZOOM Stuart Cole and Chris Walthall. Also in attendance was Property Manager Lindsay Frietas and recording Secretary Bugsy Yarbrough.

Approval of February 18, 2025, minutes: Stuart made a motion to approve the minutes as presented. Chris seconded the motion and motion carried.

Following up Report: The property deed regarding the Saunders property is completed and has been scanned by Western Mountains Properties. The website has been updated; John Cannon has been updated on the electrical issues with Eagle Bend Yacht Harbor; Lindsay has prepared the Cheese in Paradise flyers for the board to review. The Deed with the Common Area Amendment and Judgment and has been filed in October 2024. The picture of the electric box for Flathead Electric has been taken and the Christmas decorations are out of the kitchen.

Presidents Report: President Dena has received a letter from the Renschler's regarding insurance status regarding the water damage from the pond. Dena wrote back and said that Paul Sandry is the HOA attorney. Chris said should we send a letter to insurance commissioners notifying them of the lack of response from Eagle Bend West's insurance claim. Lindsay agreed that this would be an appropriate step. Chris would also like to send a letter to EBW's insurance company, Marsh and McClelland, along with the agent Cory Campbell, who represented the HOA.

Paul Sandry has continued to bill EBW HOA, and the board is not sure what the billing is for. Lindsay has made numerous calls to the office and has not been able to receive any answers. The billing does not itemize the charges. Lindsay will continue to try and get some answers.

Electrical Issue with Eagle Bend Yacht Harbor: Stuart is actively working on this. The board had requested John Cannon to take the lead to address and deal with the harbor issue. John has investigated the issue and sent a letter to the Eagle Bend Yacht Harbor. It was his opinion that the statute of limitation does not apply to this billing error. The board of Eagle Bend Yacht Harbor looked at the information and they have decided to have a sit down with

both Boards to avoid lawyers and come to a resolution. President Whitney Todd has requested that this meeting take place soon. Stuart reported that this is a good idea and hopefully a settlement can be made with no attorney fees. John Cannon will be acting as a HOA member and not as an attorney. John Cannon will be in town on the 5th and 6th of May and hopefully these dates will be acceptable for others who will be attending the meeting. Lindsay will be in contact with the board members of the Eagle Bend Yacht Harbor and confirm the date. She will report back to the board along with Mr. Cannon

Directory Update: Lindsay and Dena have been working on this project.

Pavilion Meeting: The dues for the pavilion were doubled for 2025 and now there is money in the bank and the Neighborhood Committee is setting up a Reserve Fund. The Committee has asked Eagle Bend West to remove their storage shed from the property. They stated that the lot owners next to the pavilion do not think the shed is an attractive addition. Dena was disappointed in their request as EBW had been given approval for the shed. She also discovered that other HOA's were storing their Christmas decoration in the kitchen. Dave Roberts will look at finding a company that will decorate all the marquees and entrance area for the five (5) HOA's and store the decoration.

Newsletter: Lindsay has written up a newsletter that the other HOA's have used. She will send a copy to the Board for their review.

Vice President: Chris suggested that the board meet quarterly versus monthly. Lindsay agreed that a quarterly meeting schedule is what other HOA's experience. Stuart wondered if in June, July, August and September the board meet monthly, but then quarterly thereafter. The board will look at this at the May meeting and will make a decision at that time.

DRC Rewrite: With the help of Dr. Mark Alders, a review of the DRC Guidelines Craig Noel and Gregg Faul have done a rewrite of the current DRC documents. The board will review and address it at the next meeting.

Property Manager: Lindsay reported that she has forwarded a picture of the broken utility box for Flathead Electric to look at and asked them to come and make the necessary repairs. She will be meeting with Craig Knoll on Wednesday regarding DRC rewrite documents.

Treasurer Report: Stuart does not have the February financials at the time of this meeting. He reported that all EBWCA assets are in securities that are not affected by the market. Billing for snow removal has been high for the two months of January and February.

Landscape Committee: There have been one or more property owners asking what we are going to plant in the strip where the trees were removed. The committee will review some options and then come to the board with a plan and the board will vote at that time. This is an area that does not have a water source. The committee will investigate some zero landscaping, and in the spring, and will submit a plan.

Next meeting is scheduled for May 12, 2025, at 2:00 p.m. Executive meeting will be scheduled before the board meeting.

Meeting adjourned at 3:30 p.m.

Signature on file

Dena Brunskill, President

Signature on file

Stuart Cole, Secretary/Treasurer