

EAGLE BEND WEST COMMUNITY ASSOCIATION, LTD.

BOARD MEETING

May 12, 2025, 2:00 P.M.

Western Mountain Property Office

Call to Order: President Dena Brunskill and Chris Walthall and recording Secretary Buggy Yarbrough were present for the meeting. Stuart Cole was available via ZOOM along with Property Manager Lindsay Freitas. The Landscape Committee attended the meeting which consisted of Eleanor Bailey, Rita Livingstone and Pat Miller. Also in attendance at the meeting was homeowner Bill Whitsitt

Approval of Minutes: Stuart Cole made a motion to approve the minutes from March 10, 2025, as presented. This was seconded by Chris Walthall and vote was unanimous.

Landscape Committee: The committee presented a detailed drawing for new landscaping in the median where the trees had been removed in the fall of 2024. The trees were cut down, but the stumps have not been removed, which needs to be done before planting can be done. There was discussion regarding if the curbing and the street would be damaged when the stumps were taken out. Lindsay thought the bid from Chris Roberts was to remove the trees and also included digging out the stumps. The landscape committee cannot go any further until this is done. Rita had a drawing to show the plants and where they would be planted. The plan included ornamental grasses, flowers and rocks and some solar lighting. Rita said there is some irrigation in the median, but it will need to be expanded, which was verified by Brian with Black Magic. The new landscape design is low maintenance, but they need to get some large rocks that will be placed around the greenery.

A second idea would be to plant grass in the median and have it mowed and trimmed. Dena asked if they had a bid for what the project would cost with the grasses and plants versus a bid if the median was kept in grass. The committee had not secured any bids as they were waiting to see what direction the board wanted to take. Dena said the board cannot approve a plan until they know the price. Stuart wanted to wait to decide when the bids for the project came in and then a decision will be made. The board asked them to find three (3) bids. Lindsay suggested Black Magic, Triple A Landscape and Swan River Gardens or Plant Land. Chris made a motion that the committee proceed to get bids for the plan that included grasses and flowers. Stuart seconded the motion. Motion passed.

The board will work on getting the stumps removed. Lindsay agreed to contact Chris Roberts and see if he can safely remove the stumps without hurting the curb or the roadway. Chris Walthall will work on getting some rocks to put in the landscape design of the median.

There is a second tree that has split, and the property owner wants the tree removed along with the stump. He is also requesting a new tree of the same type be planted. Lindsay will call Trees for Life to have them remove the tree and the stump.

Elenor Bailey also wanted the board to come up with a plan to remove the Canadian Thistle that has begun spreading throughout the neighborhood. The mailbox area on Canal Street is covered with the thistle, and it is also in the Rally Area which is not part of Eagle Bend West. Dena asked Lindsay to talk with the property owners Mr. and Mrs. Alread regarding the Canadian Thistle. Lindsay has talked with Flathead County in the past but will contact them again regarding the thistle. Lindsay recommended that EBW talk with the Flathead County Weed Department and ask them to spray. Stuart asked Lindsay to draft a letter to send out to all EBW homeowners asking them to draft a letter and mail them to the Noxious Weed Dept in Flathead County. Lindsay said Black Magic sprays three (3) times a year, spring, midsummer and fall.

Follow Up:

Pond Drain List: Dena said that while the water is low the board had wanted to try to follow the drainage of all the ponds. Lindsay is still working on this.

Electric Company: There are still some meters in question and Lindsay had contact Flathead Electric asking them to come and review all the meter. The board wants to find out what area each meter is servicing. Lindsay will call Flathead Electric again, asking them to come and review the meters.

Renschlers: The water in the crawl space of Renschler home has not been solved. Lindsay said this is a problem that goes back to years before she was the Property Manager and does not fully understand all the issues. Renschler's attorney is Leslie Solquist who has been trying to contact EBW attorney Paul Sandry.

President Report:

Christman Decorations: EBW is looking for a company that will put up the decoration and take it down and store it. EBW has decorations that they will give away to any interested party, but at the time of the meeting no one had expressed any interest.

Paul Sandry Billing: Stuart has reviewed the billing, and he reported that since 2023 EBW has paid \$10,200. This is from November 8, 2023, to April 25, 2025. Stuart thought the bills

were accurate. He will be back in Bigfork on June 9, and he will try and set up a time with Mr. Sandry. Hopefully at this time Stuart can get an itemize bill showing a breakdown of legal fees. Lindsay said there are other HOA that are experiencing the same problems.

Newsletter: Lindsay does a generic newsletter once a quarter. Please advise her of any news that you would like her to add. The next letter will go out in the middle of June, and she will need any additional information by June 1.

Vice President: Chris asked Lindsay if she had contacted a company to pour concrete and make the necessary repairs. This needs to be done as it is a serious tripping hazard. Lindsay will work on this and report back to the board.

DRC Rewrite: This was tabled until the June meeting. Dena asked the board to please review the document. Dena reported that in the CC&Rs on page 38 Article VI, Section 5, it states that the design guidelines have to be approved by the Board. Bugsy had sent out a redline to all the board for their review.

Treasurer: Stuart just got the April financials and nothing out of the ordinary snow removal was a little high, and a rather large charge from the property manager for the mailing which took place on April 1, 2025, for \$290.80. This mailing was for the EBW directory. In the future Dena will do the updating of the directories.

The board discussed the 1099s for vendors and the property manager. Dena said the roads are filled with droppings from the trees and would like to see the sweeping done later in the spring after the trees are done dropping their seeds. She also would like to have it done once in May and then again in August. Lindsay said that she had many homeowners complain in the spring about the sand that was on the roadways and wanted to have them swept. Dena wants to have the roads swept again from the trees. The directors said let do it again in June. Many trees need to be trimmed; all the owners need to be reminded that they are responsible for having their trees trimmed and maintained.

The road structure was discussed. Stuart said that right now the price of crude oil is low, and the price of asphalt is dependent on petroleum. He was wondering if the board should get an estimate of the cost to apply an overlay. As of April 2025, there is \$110,000 in the Road Reserve Fund. Lindsay is currently working with Double Diamond and having them do a summary of all the roadways in the area. Chris reminded the board that the asphalt over the bridge by the Fraley's needs to be repaired. Lindsay will get the bid

Riddle-Question: Lindsay has spent many hours working on the number of lots that are paying dues. In 1997 the first Platt Map was published, it had a map with all the lots and the total number of lots was 75. Today there are 58 lots that are paying dues. In the past if a homeowner owned more than one lots and built one home on the combined lots they were

given the right to pay only one homeowner quarterly due. The Riddles are currently building on two lots. They said they were told when they combined their lots with the county and built their home they would no longer have to pay for the second lot. Dena was not sure who told them this and no one on the board knew of this agreement. Stuart said any errors or prior favors by the developer before 2018 have no bearing at this time. Stuart said this is a legal issue and we would need clarification from our attorney. This is stated in the current CCRs that each lot is required to pay a quarterly assessment. The board decided to table this until the June meeting, after legal opinion can be obtained.

New Business:

Public Comment: Dena asked homeowner Bill Whitsitt if he had any questions for the board. Bill said he had a question regarding the Design Review Guidelines project that had been under consideration, with the Board perhaps now reviewing new guidelines. He was aware that the board had accepted Mark Alder's report on Design Guidelines processes and content. One of the key recommendations of the Alder report was that a community group go through the current guidelines in great detail and propose a new version that can be compared to the old or current version in a red-line document that showed changes. Bill said that the board should follow that recommendation, opening the process for community involvement and transparency. He suggested that this is important because the Alders report may have a number of recommended changes that could violate the CC&Rs and are made to the new guidelines that could violate the CC&Rs and ignore others. The proper red line should then be circulated to the entire community. There is some notion that what is stated in the CC&Rs should not be put in the Design Review Guidelines. Bill said this is fallacious. If someone buys in the community, they need to see everything regarding the Design Review Guidelines in one document. He said it is both unreasonable, and perhaps risky for the EBWVA, to give buyers only some of the requirements in the Design Guidelines and expect them to then search the CC&Rs for others. He said DRGs by definition should be what is required and recommended. He also reiterated that a proper red line would show clearly what is new, but also specific language of changes and what is being removed. Dena explained that the past Design Review Committee chairperson did not give the board their PDF of the documents, so they had to be retyped. Dena explained the board is trying to get this done correctly. Bill just asked that the board consider opening the process up and allowing others to review the red lines. Bill said that he, and probably others, would be more than willing to help. The Board does not believe the CC&Rs requires the full agreement of the community. The CC&Rs state it is up to the Board to approve any changes (page 38 Section 5).

Meeting Adjourned at 4:00 p.m.

Signature on File

Dena Brunskill, President

Signature on File

Stuart Cole, Secretary/Treasurer