

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC

BOARD MEETING

June 16, 2025, 2:30 p.m.

Pavilion

Call to Order: President Dena Brunskill called the meeting to order. Board members in attendance; Vice President Chris Walthall; Treasurer Stuart Cole; Property Manager Lindsay Frietas; and Recording Secretary Buggy Yarbrough.

Approval of May 12, 2025, Minutes: Due to necessary correction in the May minutes the Board will wait for the correction and then approve the minutes via email. President Dena had taken minutes of the May 27, 2025, phone conference meeting and the Board approved the minutes via email and Lindsay will have these posted on the website.

Follow Up:

Cheeseburger and Paradise Event: Dena said all the homeowners who attended enjoyed their time. At the next event Lindsay will add “BYOB” as many homeowners came with no drinks. The Board thanked Lindsay for her hard work in power washing the floors of the pavilion and having everything clean. She also removed the trash which was greatly appreciated.

Landscape Committee: Landscape Chair Rita Livingstone, had asked the Board if it would be okay to have a plaque thanking the Allred’s for donating the rocks that will be used in the median and the entry way. The Board agreed that this would be acceptable, and it could be placed on a rock in the entryway. The plaque would be constructed out of metal and small in size. Work on the entry way went as planned and the stumps were removed, and no curb or streets were disturbed.

Irrigation lines were disturbed when a tree by the pond needed to be removed due to splitting. Lindsay has contacted Young Bucs, and they are scheduled to do the repairs. These repairs took place during the meeting. Stuart reminded Lindsay that Danae will need to put the expenses for the tree removal under Tree Maintenance. The new planting expense will be taken from the Capital Reserve fund.

Eleanor Bailey had asked the Board to remember to continue spraying for the Canada Thistle that has been spreading through the community and the “Rally Area” which is not a part of the HOA, needs to be sprayed. Chris reminded the Board that there are areas along the canal

that need to be sprayed. Lindsay will call Flathead County Weed Abatement and ask them to come and spray this area as this is owned by the County.

Dena had asked the homeowners if they would be interested in any of EBWCA Christmas decorations. No one has come forward so the decorations will be donated. Dave Roberts is working on finding companies that will come and put up and take down and store Christmas decorations in the future. He will begin contacting them in October.

The removal of the storage shed was discussed. Jerry Turley thinks he has someone who may be willing to buy the shed.

Lindsay is working to secure a bid for an overlay of the road throughout Harbor Village. The walking path by the Fraley home was discussed as the tree roots have disturbed the asphalt path. Lindsay will talk with Dave Robert and get his opinion on how to proceed and get this repaired.

Vice President Report:

Chris has met with the Design Review Committee and the draft was given to Stuart Cole for his review. Stuart is working with Bugsy to type a draft with a red line showing what was deleted from the original DRC document and a green line showing what was added. Stuart will have the draft posted on the website along with a notice to the EBWCA homeowners asking them to review the document. The Board decided to give the homeowners two (2) weeks to make their comments and recommendations. After that time the Board will vote. The Board will review this during the July 10, 2025, meeting.

The pond has algae growing and Lindsay has a service company who specializes in pond maintenance. She will contact him and report back to the Board.

Property Manager:

Lindsay reported that the old sidewalk has been removed, and she will investigate hiring a contractor who will come and set forms and pour a new sidewalk. She is also reviewing some new snowplow companies as many homeowners were not pleased with the snow removal in the past years. When the streets are plowed homeowners are left with berms in their driveway which prohibit some from being able to leave their houses. The berms are high and heavy and difficult to remove. Lindsay will report back to the Board on her findings.

Financials:

Stuart had not received the financials until the meeting and had not had time to do a thorough audit. He announced that EBWCA at this time was within their budget. Fidelity

Investments have gone paperless and Western Mountains has not been receiving statements. Stuart will work with Danae on this issue.

Stuart said that the electrical bill with the Eagle Bend Yacht Harbor has been resolved. Eagle Bend Yacht Harbor has offered EBWCA \$12,000. This is not what the Board was hoping for but has agreed it is better than a long expensive legal fight. This will be paid back starting with a check for \$4,000. The remaining \$8,000 will be paid over a nine (9) year period at \$888.00 annually. The Board appreciates the assistance of homeowner John Canon who helped negotiate an agreement between Eagle Bend Yacht Harbor and EBWCA.

Dena also explained that each year EBWCA will owe the Pavilion \$411.00 for the use of power for the pond that is located by Pavilion. This will show on the balance sheet under electricity.

The Aging Sheet was reviewed by the Board. The Board has decided to have Danae send out checks to the homeowners in EBWCA that have a balance of \$5.00 or more due to over payment of dues.

Lindsay explained that Western Mountains has a P.O. box that is costing over \$500.00 per year that is shared with other HOA's. They are suggesting they eliminate this and use Western Mountains mailing address for all payments. The Board agreed that this was not necessary and will begin changing all the mailing addresses on their documents

The next meeting will be July 10, 2025, at 10:00 at the pavilion.

The meeting adjourned at 3:35p.m.

Signature on file

Dena Brunskill, President

Signature on file

Stuart Cole, Secretary/Treasurer