

**EAGLE BEND WEST COMMUNITY ASSOCIATION INC.**

**BOARD MEETING**

**August 11, 2025, 2:30 p.m.**

**Pavilion**

President Dena Brunskill called the meeting to order: Member in attendance; President Dena Brunskill; Chris Walthall; Stuart Cole; David McIntyre; and Corey Thorson. Also in attendance were Property Manager, Lindsay Frietas and Recording Secretary Bugsy Yarbrough.

The purpose of the meeting was to elect new officer and welcome the two new Board members, David McIntyre and Corey Thorson.

Dena read the many emails that she received congratulating the Board for a good meeting. Many of the homeowners also expressed their appreciation that President Dena took the time to recognize the members and gave all members a chance to speak during the Annual Meeting.

The minutes of the Annual Meeting held August 7, 2025, had been distributed to the Board. The Board reviewed them and had one correction. These will be submitted to the membership for approval before the 2026 Annual Meeting.

Dena reviewed the future meeting dates for the remainder of 2025 and 2026 and the Board agreed on the upcoming dates and times.

**Election:** There are four (4) Board positions; President, Vice President, Secretary and Treasurer. David said Dena handled herself well and honored everyone that was at the Annual Meeting, and he nominated Dena for President. Dena said if she took the role as President she would serve for one more year but needs help. Stuart thinks the Board can work through many of the issues that have come up. Dena is very detail oriented and is the best candidate for President. David said there are unique skill sets amongst the Board, and it is now a larger Board and that means all Board members can offer more help. Stuart seconded the nomination for Dena to serve one year as President. Motion carried with unanimous approval.

Dena nominated Chris for Vice President and Stuart seconded the motion. Motion carried with unanimous approval. David said that he would like to have the entire Board involved in the future and bring members back into helping. We can't have dissention and conflicts with neighbors. Chris has been good at working one on one with the homeowners.

Dena made a motion to nominate Stuart as Treasurer. Motion seconded by Chris. Motion carried with unanimous approval.

Stuart felt it was necessary for the community to know that there is a pending lawsuit. Dena disagreed, she did not want to accuse anyone until the facts were delivered or a suit actually filed. The issues with the pond and the leaking into the neighbor's crawl space were discussed. Lindsay will make sure that the new insurance company is aware of the ground water levels that rise and fall. Corey has some expertise with ponds and landscaping and knowledgeable with ground water issues. He had recommended that a geo-tech and structural engineer are necessary when a home is being built by water. The problem is the original builder passed away years ago and the Board is not aware of what was done to mitigate the ground water. The Board agreed that we need to try and bypass legal expenses and come up with a workable solution.

The Secretary position needs to support the President and gather some input and write a newsletter. Lindsay will help with the agenda. Dena nominated David McIntyre to take on this role and Chris seconded the motion. Motion carried with unanimous approval.

Dena nominated Corey as Member at Large to work on water and landscape issues. He brings to the Board an understanding of ponds and ground water. He will work on the irrigation system and give input to the Landscape Committee regarding those issues. Stuart seconded the motion. Motion carried with unanimous approval.

David would like to see the Board working on defining their duties so that all the Board members are aware of each other's responsibilities. He would like to see a Welcome Committee formed. Another position that was discussed was a need for a liaison to the committees. Chris agreed to take the lead with the DRC guidelines, but the Board would like to have more people in the community involved.

Corey is new to the Board, and was asked to give some history about himself. Corey said he and his wife, and three small sons had lived at 105 Harbor Way in 2018. He had a home built by Jeff Moser and bought an additional empty lot to build on. He now resides in Kalispell but is still interested in the community and would like to build another home in the neighborhood sometime. He would like his children to be able to attend Bigfork school system. He has been friends with David McIntyre when he helped him with his landscape. David asked Corey to run for the Board as he brings a wealth of knowledge on landscape issues and ponds.

Dena reviewed many of the items that were discussed at the Annual Meeting. Cumulative voting; CC&Rs and Bylaws; Staggered Terms. The Board needs to work together to change

and update some of the past rules. Lindsay says there is a system called “Election Buddy” and it is a great way to vote legally online.

The “Fine Regulation: were discussed. These need to be looked at in the future. How do you stop something that goes against the CC&Rs or Bylaws unless you have a fine.

**Budget:** Stuart will begin compiling information to set a budget for 2026. He would like to look at all the contracts the EBWCA currently has. The landscape with Black Magic and Property Manager contract are the only two that EBWCA has. Stuart needs to review the landscape; pond; and snow removal; and the Capital Reserves. Legal fees are a great unknown to figure into the budget.

Chris would like to have all the sprinklers up and working by May 1. Lindsay has been using Will Roberts instead of Young Bucs. Will is more reliable and is less expensive. She would like to have him work at Harbor Village in 2026. The Board unanimously agreed to give Lindsay permission to hire Will Roberts.

Next meeting is September 29, 2025, 2:00 at Western Mountains Office in Kalispell.

Chris moved for adjournment. Meeting adjourned at 4:30 p.m.

Signature on File

Dena Brunskill President

Signature on File

David McIntyre Secretary