

EAGLE BEND WEST COMMUNITY ASSOCIATION INC.

Board Meeting

September 29, 2025, 2:00p.m.

Western Mountains Conference Room

Call to Order: President Dena Brunskill called the meeting to order. Board members in attendance were Secretary Dave McIntyre, Board member Corey Thorson, Recording Secretary Buggy Yarbrough. Also helping with the meeting was Dave Roberts. On ZOOM were Treasurer Stuart Cole and Property Manager Lindsay Freitas.

Approval Board Minutes: A motion was made by Corey to approve August 11, 2025, minutes as presented. Seconded by Dave McIntyre. Motion carried.

Property Manager Report

Lindsay reported that the Pavilion bathrooms are closed, and water is turned off for the winter.

Lindsay is working with Brian from Black Magic on the 2026 contract. Stuart has been helping with this, and Black Magic is asking for a two (2) year contract and he will get this over to Lindsay as soon as possible. Brian said that he will keep the same price as 2025.

Dave McIntyre reminded Lindsay that Brian of Black Magic was to pick up the wood when the bushes were cut back. The wood is still there; Lindsay will remind him of this. The clean up around the water feature has been done. Brian at Black Magic did the work and the homeowners were thankful. Stuart would like a copy of the 2025 contract for Black Magic. The flower baskets are separate, and Lindsay will forward this as well.

Western Mountains contract for 2026 will stay at the same price as 2025.

Trees for Life has presented a contract to EBWCA and they have acknowledged this and are working on the terms. EBWCA has two proposals with Alec of Trees for Life. One contract is for insect control, and the second contract is for tree trimming. Insect control will happen in spring of 2026. The Board has asked Alec if he would be willing to trim homeowners' trees. The company suggested that the individual homeowners need to contact Trees for Life regarding trimming as each type of tree will require different types of trimming. The Board needs to identify which homeowners need tree trimming and insect control. Alec suggested sending out an email and having them set up times for having tree work done when they are in the neighborhood. This still needs to be defined as the payments need to come from the

individual homeowners and not EBWCA. He would be able to do insect control at the same time. The Board could send out an email to all the property owners involved and have them put on the schedule to have trees sprayed. Stuart said we should let the homeowner know that their trees are infected. Trees for Life will investigate each tree and will bill around \$146.00 to treat the trees with insecticides. Dena would also like to know which tree needs to be trimmed so the homeowner is aware. Lindsay is working with Alec, and he will be able to let us know within two weeks.

Christmas Decorations: Dave McIntyre has contacted Check Homes Services that is working with the other HOAs in Harbor Village, and the initial quote for EBW was \$465.00 to decorate our entryway. EBWCA will be able to use some of our wreaths this year so Check Homes Services lowered the bid to \$380.00 to decorate our entryway. Dave would like to move forward. He has taken all the garland and wreaths out of the shed and is storing these in his storage room along with the deer. He will put some of the wreaths up this year and will use the deer and add a snowman from his business. Dave said that over the year he would like to rewire garland and wreaths and then in 2026 have the HOA put up the decorations. That would save the HOA \$380 if we did it ourselves. Dave is looking for the bucket that was stored in the shed that had power cords in it as well as tools. Dave handed in the contract from Check Homes Services for \$380. Dena made a motion to hire Check Homes to decorate the entry way of EBWCA. Corey seconded the motion. Motion carried. Decorations will go up around November and EBWCA will be billed at that time. Stuart wants to be sure and pay for this in 2026.

Lucas Gregory will need to be notified when the dam is put up so the waterfall will be turned off. Lindsay agreed that either she or Dave Roberts would notify Lucas. The dam usually goes up around October 15.

Dena thanked the two new Board members for their hard work. There has been so much done. Dave McIntyre and Corey Thorson have been showing up for spur of the moment meetings with neighbors and vendors. Dave McIntyre went to Eve Dompier's house to check her water issues in the basement. He has also volunteered to be the lower pump man and will control the levers when this needs to be done.

Corey is looking at the thistle prevention solution which is a vinegar solution applied at the base of the pine trees. He has concern regarding this application. Eleanor had suggested to Corey that we get on this again in the spring and have a comprehensive plan. Dave McIntyre said there is so much thistle in the pond area. Dave McIntyre said to keep it cut back is the key as the root then dies as it does not get photosynthesis. Corey said there had been some excavation around the pond and the thistle took hold there and had grown when the ground was excavated. Corey had suggested doing some clean up in that area and weeding and

pulling out the Canadian thistle. He does not want to introduce any chemical by the pond just cut and pull it out.

Prioritizing Issues:

Dena said we need to look at the items and discuss who is in charge and when each item will be done.

[BREAK FOR EXECUTIVE SESSION to discuss a letter that has been received from the Renschler's]

DRC Guidelines: There are 4 homeowners the DRC may need to meet with to discuss the concerns they stated in their letters to the Board. Dena said this is a high priority and Dena wants to get this done before the end of the year. She has spoken with Craig Noel and the Board regarding the proposed changes. The next step is to have Buggy type up one document which will have any changes that have been made. This will be sent out to all the homeowners once the Board approves the final document. Stuart asked Dena if she was having individual meetings with homeowners or is the DRC is having the meetings. Dena said the DRC will if needed. Dena is hoping there will not be a need, as all homeowners will get the new DRC guidelines. That should answer most if not all their questions. The DRC Board is also hoping that that once the homeowners read the new DRC guidelines there will not be a need to have individual meetings. The DRC will ask if anyone still wants to have a meeting. Stuart agreed. The guidelines have been vetted line by line and the Board has agreed with some changes but has rejected other proposed changes. The Board has taken time to review the proposed changes and believes it has honored the work the DRC has done but it has also taken into consideration what has been in the DRC guidelines and has not changed for 20 years.

Proposed Electric Gates: Dena has had mixed reviews amongst the homeowners. Chris brought this up at the annual meeting. It will be worth getting a price and letting the neighbors decide. Dave Roberts said there is no problem putting up a gate at the entrance. But there could be a problem at the corner of Canal Street and the road by the Pavilion where you are planning on installing a gate. We must be sure it is on our property. The property line is jugged there. Lindsay commented that gates are a nightmare. Lake Pointe is a good example. Owners have gotten stuck outside of the neighborhood. The phone rings the wrong home and mail carriers can't get in and neither can the delivery men. They are expensive and have high maintenance. Dave Roberts will walk the property line with the Board and see where a second gate would be installed. The Board decided to table right now until it can be investigated further.

Voting System Update. Lindsay would like to adopt a non-cumulative vote and use “election buddy” that is easy to use. This is an amendment of the CC&Rs. Stuart said to do this we need to bring all our issues for voting to the community and secure 67% approval. Items to consider changing would be combining lots, voting, fines, and staggered terms. This is a big project and the Board cannot do the CC&R update this year. Dena would like to be able to report back to the community to change the cumulative voting and staggered terms. Stuart suggested conducting a straw poll to see how many of the homeowners would be interested in changing the voting system. Dave McIntyre asked if we put the voting in one package or individual pieces. Stuart said pieces would be the best solution. Staggered term limits would be one item; and cumulative vote would be a second item. Lindsay uses an online voting system, and this would make it easier for the homeowners to vote. Dave McIntyre will propose a few ideas for the Board to discuss this at the next meeting.

Stocky White and Bridge Pathway: Dave McIntyre was planning on talking with Stocky but did not want to override Dave Roberts. Dave Roberts said Stocky did not want to cut down the tree so how can we fix this? Last time we did an overlay, and it lasted for 9 years. This is the easiest fix. A gradual build-up and the ground will be graded out and seed can be spread. A question was asked if we have ownership of any part of the ground around the walkway as an easement. One side is rock on Fraley property line. On the other side of the pathway, dirt could be brought in and grade it along the path and throw down some grass seed. Lindsay will get a bid to do an overlay.

President Report:

Dena thanked Lindsay for the new folder that contains history and all the contracts for EBWCA. Each Board member will be able to add all the items that are relevant for their jobs and they will put it in the binder, and it will be passed on to the next Board member. What are your roles so those coming behind will know what to do. Lindsay said she will distribute the new contracts, and she will always have new information for officers to add.

Website issues. Corey was spammed because of names and phone numbers on the website. Please be aware. The Board will never ask anyone to do anything for money.

Meeting Documents: Annual meeting minutes. Can we put these on before the next Annual Meeting. August 7, 2025, meeting minutes may still need to have some corrections. Buggy will investigate this. Dave McIntyre will oversee making sure these get posted on the website after the corrections are made.

Minutes that are not on the website are July 24, 2025, and February 9, 2025. Buggy will investigate and report to Lindsay and Dave McIntyre.

[BREAK FOR EXECUTIVE SESSION to discuss the Riddle’s letter received.]

Design Review Committee: The committee and Board are looking for more volunteers to serve.

Landscape Committee: Corey could not attend the last meeting and Dena reported that a new sign was approved, which included the lettering, size, and the color. The bid for this was approximately \$900 which had been previously approved. This bid does not include the sign at the island thanking the Allred’s.

Treasurer Report: Stuart the 2026 dues are still in question. This year we have several expenses we did not count on, and some areas are better than expected. This year had the median renovation and took this out of Capital Reserve. The original bid came in at \$6,600 and so far, have spent \$13,800 and he has not seen the bill from Young Bucks for the sprinkler system. Unexpected expenses for the pond totaled \$3558 for algae and rocks. Renting chairs for the Annual Meeting was \$178.00. Landscape repair for sod was not in the budget and that totaled \$775.00. Insurance came in underbudget, over budget for office supplies, legal is under budget. Sidewalk repair \$2250 came out of drain repairs. Irrigation repairs budget \$1800 and we spent \$3,000. We have been using Young Bucks and are not using them in the future. Black Magic came in on budget. Electricity under budget due to Dena’s investigative reporting and the waterfall not being on for three (3) weeks. Increased pavilion assessment is a large difference and Stuart elected to use money out of Capital Reserve in 2024 to pay the bill. Stuart said he is hopeful that EBWCA coming in on budget for 2025 and may even be under budget. He is currently working on the 2026 budget. The Board discussed raising the dues by 2% or 3%. Stuart will make a recommendation for the 2026 dues rate at the October meeting.

Meeting Adjourned: At 4:30 p.m. meeting was adjourned.

Dena Brunskill – President (Signature on file) Dave McIntyre – Secretary (Signature on file)