

Eagle Bend West Community Association, Inc

2025 Annual Meeting

August 7, 2025, 3:00 p.m.

Pavilion

Call to Order: President Dena Brunskill called the Annual Meeting of Eagle Bend West Community Association Inc. to order at 3:10 p.m.

Establishment of a Quorum: Lindsay Frietas announced a quorum had been reached with a total of 46 homeowners represented either in person or by proxy. A total of 17 proxies were presented, and 24 lot owners were in attendance representing 29 lots. A quorum is defined in the CC&Rs as 25% of the 58-lot owner membership which equates to 15 lots represented in person or by proxy.

Invocation and Pledge of Allegiance: Cinda Raymond had been asked by the Board to open the meeting with a prayer and follow with the Pledge of Allegiance.

Introduction: The three Board members introduced themselves; Dena Brunskill President; Chris Walthall Vice President; and Stuart Cole Secretary/Treasurer. The homeowners in attendance introduced themselves. Property Manager Lindsay Frietas gave a brief introduction. Bussy Yarbrough Recording Secretary was also in attendance.

Approval of Minutes: Anita Cole made a motion to accept the 2024 Annual Meeting minutes as presented. Cory Thorson seconded the motion. Motion carried with unanimous approval.

President Report:

Pavilion: The Council of Presidents which oversees the pavilion is made up of the five (5) HOA Presidents of Harbor Village. The Council meets monthly to review the financial statements and inspect the necessary work that has been done and is almost complete. At this time the kitchen renovation has been completed. There was a mold issue that was contained to the kitchen due to a leak in the dishwasher. A new sink was installed, and the walls were repainted. The concrete was cracked by the steel posts and this has been repaired. Money had been set aside for a more extensive mold project but due to the fact it had not spread as far into the kitchen as expected there is now extra money. The Council is looking at a sound system. There has also been talk among the five (5) Presidents to invite another HOA within the Harbor Village Complex to join into the pavilion ownership and pay dues and have the rights to use the facility. In 2025 the dues for each HOA doubled. That

helped us to pay for damage and the necessary repairs to the concrete. At the present time the Council is trying to find more ways to use the pavilion. This summer there has been a “Speakers Series” that were attended by some in the community. Dena asked the homeowner for suggestions and ways to use the pavilion. She also mentioned that the Council had talked about having a garage sale for the five (5) HOAs.

Yacht Harbor: Dena discovered that EBWCA for the past 18 years has been paying the electric bill for Eagle Bend Yacht Harbor. The Board has settled with the Yacht Harbor, and they agreed to pay EBWCA \$11,999.99. This will be paid back over a nine (9) year period with no interest. Dena is not satisfied with the settlement, but this amount will help EBWCA, and we are no longer being charged for electricity, that is not ours. By settling with the Yacht Harbor, we eliminated the need for attorney fees, which would have been a large expense.

Pond Issues: At the time of the Annual Meeting, we are conducting a test on the pond. The waterfall will be turned off for a month to see if the water will leak into the crawl space of a residence home that is close to the pond. The Board will report back to the Association if this resolves the situation.

Social Committee: This committee has not been formed, and Dena is still looking for volunteers to serve. On August 22 there will be Harbor Village potluck. Please come and sign up and bring a dish.

Directory. A new directory will be printed in November. If you have any corrections, please let Dena know.

Dena was pleased to announce that her remodel is 98% done. She thanked the DRC for their help in approving the plans.

Vice President Report

Chris asked for a round of applause for Dena as she does so much work for the community. He discussed the recent sales of homes within the HOA and felt the market was strong. He thanked the landscape committee for their hard work on the median. Rita Livingstone, Pat Miller and Eleanor Bailey make up the committee. He also thanked GiGi Allred who donated the rocks in the entry way. Jim Miller rented a large machine and did repair work on the pond. Steve Sanders paid for the rental machine and helped with the repairs.

DRC Guidelines: The rewrite has been accomplished. This was done by the DRC Committee, Dr. Mark Alders, three (3) Architects, three (3) Contractors and one 40-year Property Management Experts input. three (3) individuals. There have been some

questions by members of the HOA and The DRC Committee who will meet individually with the members and address their questions.

Chris asked how many in the Association would be interested in becoming a gated community. He asked for a raise of hands for those who were in favor. 18 homeowners raised their hands as being in agreement and six (6) were opposed to the idea.

Treasurer

Stuart Cole has been on the Board for six (6) of the last eight (8) years. He has tried to keep dues to a minimum. He does not want to spend money needlessly. Stuart gave a review of the 2024 financial. EBWCA dues brought in \$82,000 in 2024 and \$1,500.00 from the Design Review Fees. The Operating expenses for this same period was \$85,000 and EBWCA would have been \$3,000 over budget but we received some reimbursements. We received \$2,000 back in legal fees from the Sanders project. The Capital Reserve Fund contribution from lot owners was \$13,920. Road Reserve Fund receives a yearly contribution from EBWCA of \$7,000. Mr. Sanders contributed \$5,000 that was deposited into the Road Reserve Fund.

Reserves as of December 31, 2024, closed with \$72,698 in Capital Reserve. The Road Reserve closed with \$114,460 and Operating Reserve ended the year with \$24,000.

Stuart is working hard to get the best interest rates for the Association and investing in Treasury Bills and Certificates of Deposit. Total interest earned in the Capital Reserve and Road Reserve is \$7,114.00. The expenses at the pavilion were a surprise but a necessary one and will wait to see what the Council decides for dues in 2026.

Road Reserve is invested and EBWCA never spends the money from the Reserve Fund. We are crack sealing each year and at this time we are holding off on doing any major repairs. The Engineers said that roads need a new surface every 10 years, but we are at 13 years, and the roads are in good shape. Lindsay is working to get estimates from Double Diamond. Once this comes in, the Board will be able to make an intelligent decision.

There have been some expenses in 2025 that were unexpected and not in the budget. One issue was algae that was growing in the pond for the first time. An expert was hired to help mitigate the spread of the algae and we have learned how to manage this ourselves in the future. The stump removal was an added expense. The landscape project in the center median is over budget. The project is almost double the original bid. EBWCA has an Operating Reserve and Stuart reported that this will have to help pay for some of the overages. There is a potential litigation matter that may happen in the future with the need to hire an attorney. This will be an added expense. At this time Stuart could not determine if dues would need to be raised. In 2024 the dues were raised a modest 3%. Stuart wants to

have an Operating Reserve, and he will need to look at the expenses toward the end of the year before he can decide on the dues amount for 2026.

The overflow storm drains were discussed. One homeowner said that they pile up with debris during a rainstorm and when it finally drains the debris is left. Lindsay had hired a contractor who had a camera on the end of a snake, and he will look through the drainpipes to see if there are blockages and where the water drains. There are a couple of drains that do not drain into the pond as they are plugged. If these drains cannot be unplugged, then it is an expensive project if EBWCA chose to dig up the existing pipe and refit it. In the fall they will come with a suction truck and then with cameras, and then it can be determined if this can be solved. The problem goes back to when the subdivision was developed, and not enough care was given to the drainage of excess water. David McIntyre has had problems with the drain by his home, and it accumulates water that is slow to drain. In September, Lindsay will have the contractor come and snake all the lines.

Election of the Directors

Doug Raymond made a motion from the floor that the current Board members be retained and have their terms extended to a rotating three (3) year term. The second motion was to limit the number of Board Members to three (3). The motion was seconded by David Strawser. Dena said this would be a CC&R change and something that would require a vote by the entire membership. There was discussion among the homeowners and the Board if legally this could be done at a Board meeting. Also, can the Bylaws and CC&Rs be changed and what are the requirements. The Bylaw states they need 2/3 of the owners to vote on a change. Since 2/3 of the membership was not present for the meeting a vote could not take place. Dena wants this to be tabled, and the Board can discuss this at their next meeting. She also would like to have a straw vote to see how many of the homeowners would like to see longer terms for Board members and have rotating terms. She said it was a great idea but not one that could be decided at this meeting. Lindsay suggested getting an attorney's opinion to change the language in the bylaws and CC&Rs. The cumulative voting was also discussed, and many HOA members wanted a simple ballot with one vote per lot. Stuart moved to table the two motions until further information is gathered. Lily White seconded the motion. The use of the existing proxies is a question as changing the CC&Rs and Bylaws was not on the agenda. Dena agreed to table this, and the Board can work on making changes over the winter. The Board will contact the HOA attorney and get clarification on how to change Bylaws and CC&Rs. Dena asked for volunteers from the audience to help work on changes to the Bylaw and CC&R. At that time there were no volunteers.

The six candidates introduced themselves and had all provided written bios of their work experience to the homeowners in advance of the meeting. All the candidates were very qualified to serve on the Board. Candidates to run for the Board were Dena Brunskill; Chris Walthall; David McIntyre; Stuart Cole; Dave Strawser; and Corey Thorson.

Lindsay explained the ballot and registered all the proxies. Members voted and handed in the ballots. Pam Miller, Lindsay Frietas; and Bugsy Yarbrough tallied the votes. Lindsay announced, Dena Brunskill; Chris Walthall; Stuart Cole; David McIntyre; and Corey Thorson had been elected to the Board.

Meeting adjourned at 4:50 p.m.

Signature of File _____

Dena Brunskill President