

**EAGLE BEND WEST HOMEOWNERS' COMMUNITY ASSOCIATION INC.**

**July 24, 2025, 8:30 a.m.**

**Board Meeting**

**Pavilion**

**Call to Order:** President Dena called the meeting to order. Director in attendance; Vice President Chris Walthall; Treasurer/Secretary Stuart Cole; Recording Secretary Buggy Yarbrough and Property Manager Lindsay Frietas. Landscape Chairperson Rita Livingstone was also in attendance.

**Approval of Board Minutes:** Chris Walthall made a motion to approve the minutes of June 16, 2025, Board meeting and May 25, 2025, conference call. Stuart Cole seconded the motion. Motion carried.

**Landscape Committee:** Rita presented the Board with a written list of landscape items that needed to be addressed by the Board. A new copper sign was discussed for the entry way that would be displayed on the rock. A sign has been placed thanking the Allred's for their generous contribution of rocks. The Board thanked Rita and her committee for all their work on getting this project completed. Stuart had been reviewing the expense with Rita and made the Board aware of some upcharges due to having rocks removed from the site. Dena asked about the design for the entryway sign and Rita said at this time they do not have a drawing. Chris said the machine to remove the large rock was \$1,000. Mr. Sanders asked to have one rock put in front of his home and he paid \$750 for this expense, and Chris Walthall picked up the remaining balance. During the work process a machine broke a fork and at this time EBW does not have an invoice for this repair.

Stuart has moved money from the Capital Reserve fund to pay \$750 for the rock repositioning. At the time of the meeting expenses submitted for the median renovation are \$3,325. There are still many invoices that have not been submitted, and Rita will work on getting the final invoices. Stuart stressed that the Board needs to manage the cost of these projects and not have costly overruns.

**Follow Up Report**

**Pond Drainage:** Lindsay will send the list regarding drains that are fully functional. There are some drains that cannot be identified until the water level gets lower. She noted that a couple of the drains are clogged and no longer working. Stuart said the Board needs to

know which ones are functional and does not want to spend money on those that are not working.

**“Rally Area” electrical finding.** Lindsay reported that the electrical meter is just for the common area and not the “Rally Area”. This meter is for the sprinkler system by the pavilion. Lindsay informed the Board that Flathead Electric will charge \$10,000 to move an electrical meter. A prescriptive easement is in place at this point on the existing electrical meter.

**Double Diamond** bid for an overlay of asphalt. Lindsay is still waiting for a bid on this. This company will survey the neighborhood and give a bid. The Board does not want to chip seal the roads as done in the past.

**Snow Removal Service:** Lindsay had looked for new contractors, but they would charge more for the plowing. EBW has decided to stay with the existing removal.

**PO Box Update:** The new P.O. Box address will formally change in the spring of 2026. Stuart is beginning to change the PO address with all existing contractors.

**Shed:** Lindsay has tried to sell the storage shed on Facebook Market Place and at this time no offer.

**President Report:** Dena announced that the next Potluck is scheduled for August 27 and includes all five (5) HOA’s. Dena is asking homeowners to sign up.

**Riddle issue:** A letter was written informing the Riddles of the Board’s decision. They were very disappointed in the Board’s position to continue to charge them an assessment for the second lot.

**DRC Guidelines:** the Board will wait for the homeowners to review the guidelines. The Board has given them until July 31, 2025, to express their concerns.

**Annual Meeting Notice:** Lindsay will send out a second notice. Stuart has asked some homeowners to consider serving on the Board.

**Vice President Report:** Chris reported that the pond on Holt had overflowed. It turns out there is a valve that needs to be turned off when the pond is full. When Steve Dompier was alive, he monitored this for the Association, and in the future, this will be monitored. Chris explained that the pond has one large pump and twice a year EBW hires a crane to pull it out and store it and then reinstall it in the spring. Lucas Gregory, who maintains EBW ponds, said it would be more cost effective to install three (3) pumps with a float. Chris suggested that over the next three years we buy a pump and then after three (3) years EBW can sell the large pump. The Board discussed the various ways to update the pond and the

expenses that it would include. The Board will continue to gather information and review their findings in the fall.

Brian of Black Magic Landscape bids were discussed. Many on the Board felt they did not stay with their bids and that there were upcharges on all their invoices. Chris would like to see all sprinklers on by May 15 of each year. Lindsay said she does not have an emergency person that she can contact. Chris said that Jerry Turley told him that he would be willing to come and be EBW second in command. Chris would like to have Jerry Turley diagram our sprinkler system. Stuart agrees to the hiring of Jerry as EBW first contact and stop our service with Young Bucs irrigation. Lindsay will contact Jerry and hire him for our sprinkler system in EBW.

Chris and Joseph of Mountain Man drove through EBW HOA and he presented a bid of \$7500 for tree work. Lindsay will get a bid from Trees for Life. Dena will talk with Creed and secure a bid. In the past Creed had said that he would trim individual EBW homeowners for \$100. The Board agreed we need to have Creed come and give us a bid. Chris asked Rita of the landscape committee to drive around and get a number of trees that need to be trimmed. Lindsay said it is hard to get an individual to trim trees and if we could get someone to do it at one time it would be cheaper. Stuart said EBW is already overbudget on the trees. Lindsay announced that Trees for Life bought out Okamoto business. In the fall our trees are sprayed, and Stuart is wondering if this could be eliminated for the year 2025. Lindsay will call Trees for Life to see if we can cancel for 2025 and do it next year. Stuart wanted the Board to remember that EBW has used the budget for trees in 2025 and does not want to spend more this year.

**Property Managers Report:** Lindsay has sent our notices to the HOA asking members to spray their properties for Canadian Thistle. The “Rally Area” has also been sprayed. Homeowners who do not spray can be fined by Flathead County Weed as the Canadian Thistle is a noxious weed.

**Treasurer Report:** Stuart reported that Danae is receiving the Fidelity Investment statements and is able to include this in the financial reports. The typing of DRG regulation has cost the HOA money as the previous DRG committee did not forward their pdf. Sidewalk repairs, tree and stump removal, repair of irrigation pipe; and pond remediation of algae has all been higher expenses than budgeted. The Operating Account in the past had money left over at the end of the fiscal year. Now we are spending more than we are bringing in. The EBW Community is aging. The pond was built in 1997, and repairs need to be made. Stuart will continue to monitor the spending and see if there are areas that can be adjusted.

**New Business:**

Dena would like to have detailed procedures and documentation of everything that is happening. Steve Dompier passing is a good example of why this is necessary. We need to know how to run our community. Lindsay said many HOAs have a binder that gets pasted down. We need to have irrigation information, and the Board would like to have a group of volunteers go come and count sprinkler heads. We need information on the pond and how we can maintain it. Rita said she has the Landscape Charter. The repair of sprinklers and dead plants needs to be more defined in the landscape plan. The Board is asking homeowners to please call when they see something that needs to be repaired. The Board will review this at the next meeting.

The Renschlers have sent a formal request for the EBW Community Association to address the water that seeps into their subspace. The Board entered into an Executive Session for their request.

Meeting adjourned at 10.30 a.m.

Signature on file \_\_\_\_\_

Dena Brunskill President

Signature on file \_\_\_\_\_

Stuart Cole Treasure/Secretary