

EAGLE BEND WEST HOMEOWNERS' ASSOCIATION

BOARD MEETING

October 13, 2025, 2:00 p.m.

Western Mountain Property Conference Room

Call to Order: President Dena Brunskill called the meeting to order. Board members in attendance Vice President Chris Walthall; Secretary David McIntyre; and Board member at large Corey Thorson. Board member on ZOOM Treasurer Stuart Cole, and Property Manager Lindsay Frietas. Former Property Manager Dave Roberts was also in attendance. The meeting was recorded, and Buggy Yarbrough will type up the minutes from the recording.

Lindsay had received a bid from Double Diamond to crack seal the road. This bid came in at \$3500. In the past EBW used Crone Paving and they charged the Association \$4000. Lindsay will send the bid from Double Diamond to the Pavilion Board for the area surrounding the Pavilion. The Board decided to let Western Mountains gather bids, and they will go with the company that comes in at the lower bid as both companies do great work.

Black Magic Contract: The 2025 contract was sent to Stuart during the September meeting. Stuart will review this contract and will wait for the bid for the flower portion of the contract. Lindsay said the new contract has not been sent out and this will come when their fall work is done. Brian Black said that the 2026 contract would be the same as the contract in 2025.

Trees for Life: Lindsay was asked to provide a list of homeowners who want their trees treated with chemicals and a separate list of homeowners who want their trees trimmed. Trees for Life said they would like each homeowner to contract them personally as he can't give a flat rate and cannot tell which tree would need chemical treatment. David McIntyre acknowledged that this was discussed at the last meeting, and he emailed Trees for Life asking them to treat and trim his trees. David McIntyre said the HOA needs to know when he would be working in the neighborhood. Dena would like the homeowners to work with Lindsay and have their trees done as this would save the homeowner money. Lindsay said that Trees for Life said they cannot facilitate this as they cannot give a blanket bid for all the trees. It is too subjective. Have the individual homeowner reach out to Trees for Life. Lindsay said please tell the homeowner to contact Trees for Life and they will receive a 10% discount. The Board cannot quote the homeowners a price or if their trees need to be trimmed or treated, that will be the responsibility of Trees for Life as they are arborists who

deal with this on a daily basis. Dena asked Corey if he was qualified to list which trees need to be treated with chemicals. Corey said no this would require a qualified horticulturist to make that determination. Treating will be done in the spring and trimming needs to be done now. The Board can review the trees in the neighborhood and suggest to the individual homeowner that a company will be in the neighborhood trimming trees and could do the trimming at that time. Who will make the decision who needs to be trimmed? David McIntyre said this could be done with a drive by. The Board will do the drive by and let the homeowner who needs to have their trees trimmed. It will be the Boards responsible to do this. Corey and David McIntyre will do the drive by in the next seven (7) days to identify the trees that need to be trimmed, and Dena will write the letter. The letter will notify homeowners that their trees need to be trimmed. Dena agreed that the homeowners need to be notified if they would like to have them chemically treated, and please contact Trees for Life. This will need to be no later than January.

Extra Wood on Holt: Lindsay will check with Brian to see if this was picked up during the fall clean up.

Pavilion Lights: The interior lights have been left on in the Pavilion. The motion lights are the only ones that need to always be on. The switches need to be labeled so that when a homeowner is using the Pavilion they know which lights to turn off. Signage is needed to let the homeowner be aware that the lights need to be turned off. Lindsay will work on this. Water has been drained, and the facility is winterized.

Bridge Pathway: Has it been determined if Eagle Bend has a set back on either side of the pathway. Can we put extra rock or dirt to build up the overlay to eliminate a sharp drop off. Dave Roberts has contacted Pinnacle Paving for an overlay and has not heard back but he had not looked at the setbacks. Dave Roberts will review the plat and check on setbacks. He will look at this and report back to the Board in the next seven (7) days. There was discussion as to what defines trees in the setbacks. Is it the branches that hang over or is it the trunk of the tree.

Street Overlay: The Board is still waiting for a bid for the overlay on the streets. Lindsay is looking at Double Diamond for a bid. The Board wants a bid so that they can have money in the Road Reserve to cover this expense and a timeline as to when the overlay will be needed. Lindsay has been working with Double Diamond to secure this bid, and she stated they only do seal coating and Double Diamond recommend a company in Columbia Falls, Paving Maintenance Service, and he will secure a bid. Dave Roberts suggested that the Board also look at LHC as they are a larger company.

Prioritizing Issues: David McIntyre asked Dena to get a list of items that need to be done and then the Board members can make sure that they are getting done or volunteer to work on different projects.

Presidents Report: Dena Brunskill; Nothing new to report. Thanked Dave McIntyre for his help on the minutes and Corey for answering questions. The neighborhood looks good. Still working with Dave McIntyre on getting all the minutes on the website.

Vice President Report: Chris Walthall brought the Board up to date on the news with the Pavilion. The new speaker system will not be installed until next spring. Working on speaker series for next year and Chris has a good friend who has been an assistant with the Charlie Kirk organization for a number of years. Chris has asked her if she would be willing to come to Bigfork next year and talk during one of the speaker series that the Pavilion is holding in 2026. She will need to get this approved by Erica Kirk.

All the upgrades and new updates at the Pavilion have been completed. Stuart asked if the dues structure had changed. Dena said the dues' structure will remain the same in 2026.

DRC: Chairman Chris Walthall stated there are some new residents. Working with one, Jack Brandt as he wants to put up a dog fence and the Board is waiting to review the plans. Dena said the Board has gone through the changes to the DRC guidelines and Bugsy is typing up all the changes. The Board will get the same version, and we can look at this version, and we can get it approved by the Board and the DRC Board. When the final version comes out then everyone can review it. Dave McIntyre said that the CC&Rs state that the changes to the DRC guidelines need to be approved by the Board. The Design Review Committee presents them and then the Board approves or not approves.

Old Business:

Christmas shed has been moved.

Waterfall and Pond: Lucas Gregory will be notified by Lindsay to turn off the pumps for the waterfall.

Treasure Report: Stuart Cole provided the Board with the preliminary Budget for 2026. Legal fees for 2025 are lower than projected. At the time of the meeting the legal fees had been \$1700 and \$5000 was budgeted. Hoping to come in under budget for Operating expense and overbudget for Capital Reserve due to the median project. We had enough of a buffer to handle this. In 2026 Stuart increased budget for Architectural Fees as we may lose Mr. Magaddino, and the new Architect may charge more. The secretary fees have been increased, and we are spending over \$1000, and the DRC rewrite is costing more so budgeting \$1200. Chris has been paying Bugsy out of pocket for the secretary's work that

she does for the DRC. Property Manager fees stay the same in 2026. Legal fees are always questionable. The item will stay the same in 2026. Sidewalk repair and budget the same in 2026 as well as irrigation in 2026. Jerry Turley will be doing the work in the future. Black Magic contract is staying the same and is giving us a two (2) year contract. The baskets are not part of the landscape contract, and he is waiting to see the figure. The tree budget came in slightly higher due to many trees that need to be maintained. Next year EBW will have fall insecticide and will try to do this every other year. Electricity will be the same as in 2025. Maintenance for the water fall as we were doing experiments was higher. Jason Crone did our chip sealing and now have a bid from Double Diamond that is less. Snow Removal stays the same. Dena questioned the Annual Meeting expense of \$700 for the rental of tables and chairs. Stuart said the rental of the chairs and tables was \$250 and the extra was for food that had been served in the past. Pond remediation is an unknown, and Stuart is hoping that it will be less in 2026 as Jerry Turley will be monitoring this. Landscape Repair is not sure. Christmas decoration expenses will cover some repairs and then purchase of new lights. David McIntyre is working on this for 2025 and then in 2026 it will be less. Dena said we need to add Technology into our budget. Voting Buddy needs to be investigated as well as some other items which are a \$200 annual charge. Websites need to go into technology and should have a budget of \$250 for the year 2026. There was discussion as the Board reviewed the proposed Budget. Stuart would like to have a contingency plan. EBW has an Operating Account Reserve, and this is always hard to estimate. Stuart would like to have a Cash Reserve of \$40,000 and that could be our contingency plan. Or we could have a contingency in the budget, and this can be decided by the Board.

Capital Reserve: Stuart does not want to increase the dues for Capital Reserve. Are we going to have 58 or 57 lots. That will shorten the Capital Reserve and the Road Reserve funds. A 3% increase in the dues would be 86,742 for 58 lots or 85,246 for 57 lots, and that would be for Operating Expense only. Dena said we need to raise the Road Reserve as it will cost us more than we think as we are looking at an overlay versus a chipseal. Stuart said that the balance in the Road Reserve was \$122,000. Dena would like to have \$300,000 in the future. There was a suggestion to add \$30 to \$40 a quarter.

A distribution of the "Budget Notice" will be sent to the Homeowners in October of 2025. need to send out to the owners for the notice of new budget. The Final budget will need a vote of the Board and then this notice is sent out to the homeowners. Dena made a motion to accept the budget as discussed. Motion was seconded by David McIntyre. Motion carried with unanimous approval.

Next meeting November 10, 2025. To set the 2026 budget level. Then a letter is due to Homeowner of December 1, 2025, of the 2026 dues.

Profit and Loss detailed report. Dena questions the finance charge of \$140.00 on overpaid dues. This was on the owners who had unpaid dues. They are paying their dues and are not paying the finance charges. Not sure what this is about. Dave Roberts will investigate this.

New Business:

CC&R's: David McIntyre came up with a written program that came from an AI format. He put in prompts and used the current CC&R's which are online. It used CC&Rs for the basis. He will continue to work on the rewrite.

EBW Operational Manual:

Lindsay provided each Board member with a binder covering EBW contracts CC&Rs and Bylaws as well as the directory of residents. Dena would like every Board member to write down their job description and what they do. Also, she would like a list of contractors that come and do work on a yearly basis such as Crones crack sealing. David McIntyre said that each Director has information that everyone needs to know and pass on. Send your questions to David McIntyre, he will address these and put them in a format. When the Board comes back in the spring there will be some item to look at.

Dena would like to have a sample of the Annual Meeting notice. What is needed in the packet that the homeowners receive.

The rules for the individual Board members are based on CC&Rs. What are we missing. David McIntyre will work on this.

Sprinkler Blow Out. Corey will provide a design for the sprinkler system. Will Roberts will have all the parts that will be necessary for all the sprinkler heads. Lucas takes out the pumps and stores them in his shop, and he works with Will Roberts.

Meeting adjourned at 5:00 p.m.

Dena Brunskill President _____

David McIntyre Secretary _____

Signature on File

Signature on File