

EAGLE BEND WEST COMMUNITY ASSOCIATION

BOARD MEETING

December 22, 2025, 2:00 P.M.

Western Mountains Property Office

Call to Order: President Dena Brunskill called the meeting to order at 2:05 p.m. via ZOOM. Board members in attendance, Secretary David McIntyre and Property Manager Lindsay Frietas and employee Dave Roberts. Board members in attendance via ZOOM; Vice President Chris Walthall; Treasurer Stuart Cole. Board Member, Corey Thorson, was unable to attend. Also in attendance was Buggy Yarbrough Recording Secretary.

Approval of November Minutes: David made a motion to approve November 10, 2025, minutes as presented. The motion was seconded by Stuart Cole. Motion passed with unanimous approval.

DRC Chairman Report: The EBW Board needs to approve the addition of Stephen Sanders to the DRC committee. Dena made a motion to add Mr. Sanders to the DRC. David McIntyre said that it was nice to have people volunteering to serve on Committees but before they are welcomed to the DRC the Board needs to approve the nomination. David would have liked to be able to ask Steve some questions. He wants to know his views of the new DRC guidelines and if he approves. He also thinks the Board should be able to meet with the nominees before they are approved. Stuart Cole seconded the motion. The motion carried with unanimous approval.

Design Review Guidelines (DRC's): The revisions to the existing DRC's have been reviewed by the Board. DRC committee members, Gregg Faul and Craig Noel have called President Brunskill and Secretary McIntyre to voice their concerns regarding two areas:

1. Is having someone on the committee who is not a Community member needed?
2. Can previously DRC approved changes to a property be reversed by a future DRC?

In answer to Committee members, the current CC&R's state:

“The Committee shall be composed of three (3) or five (5) persons (as determined by the Board), who need not be Members of the Association. At least one of the members of the Committee must be a Montana licensed architect.”

If we want this changed, we will need to change the CC&R's.

The Board discussed whether there are ways to preserve the new DRC Guidelines and maintain their integrity when new officers are elected. Stuart was wondering why the Board was concerned about this as the present Board members had changed the existing DRC guidelines. Dena stated that she wanted to make sure that the DRC Guidelines never have the authority to change the interior choices of appliances, paint color, etc. pertaining to the inside of a new home. The Board agreed that changes to the DRC Guidelines in the future would be out of their control as this current Board has all made changes to the existing DRC Guidelines. The Senate Bill #300 was discussed which ensures homeowners can live under the CC&R's which were in place at the time of their property purchase.

The Board will send a letter to all homeowners and be happy to talk to any of the homeowners who have concerns. The changes to the DRC guidelines pertain only to the exterior of a building and not the internal choices of a home. Dena wondered if the Board should send a copy of the revised DRC Guidelines to the individual homeowners or have the new guidelines posted on the website. The Board agreed that a letter should be mailed to the homeowners and advised them that the newly revised DRC Guidelines are posted on the website. The Board discussed who the individual homeowners should address their questions to. Should the letter come from the Board or the DRC. Dena, David McIntyre and Chris will work on writing the letter. The letter will need to be reviewed by the DRC and get their approval before it is sent to the homeowners. Dena will start working on this as she had promised to the HOA that this would be done before December 31, 2025. Dena made a motion to approve the DRC Guidelines as presented in the final draft dated December 4, 2025. Stuart seconded the motion. Motion carried with unanimous approval.

Bugsy needs to make sure all documentation titles are changed to Design Review Committee and not the Architect Review Committee.

Property Manager Report: Lindsay reported that the tree that is along the side of the pathway to the Foot Bridge is located on Stocky Whites property. Lindsay had obtained a plat map from Flathead County which shows the easement along the pathway. The tree is one foot from the easement and so the tree is on Stocky Whites property.

Lindsay has labeled the lights in the Pavilion. Flathead Electric has turned the motion lights back to motion only and will not just come on at night and stay on. Black Magic has presented a signed contract for the years 2026 and 2027. Christmas decorations are up. David McIntyre offered to help put up the decorations next year and have a homeowner participation day with a cocktail hour to follow. This same committee will then help by taking down the decorations. This would eliminate the \$380 yearly expense. There was discussion regarding whether or not we could count on volunteers to put up the decorations annually as no one volunteered last year and the decorations were not put up.

The Board wondered if the HOA should stay with the current vendor and not rely on volunteers. David said let's ask for volunteer for removal and then if no one volunteers then the Board would have an idea that no one is interested, but he thinks we can get volunteers. David is storing the decorations in his storage unit in Bigfork. The high winds blew some of the items over and David has been doing repairs. Dave will work on getting volunteers in August and September to put up the decorations at the end of November. He will also need help with repairing the old garlands and wreaths during the summer. Stuart Cole will leave the \$380 in the budget in the event no volunteers come forth.

A letter has been sent to the homeowners notifying them that their trees need to be trimmed. The Board had asked the individual homeowners to contact either Alex at Trees for Life or Danae. In the spring the Board will send out a reminder asking them to have their trees pruned. Danae had some questions from the homeowners who were wondering why the Board was getting involved in this.

President Report: President Brunskill has been waiting for Trees for Life to get a list of people who need to have their individual trees sprayed. David McIntyre it is better to send a letter to all homeowners in the spring explaining why it's important to spray their trees for invasive insects. Dena has reviewed and approved the letter.

The bid from Pinnacle has not been received for a bid to do an overlay. This bid will be used as a reference point to make sure there are adequate funds in the Road Reserve when the time comes for this overlay.

Corey has emailed the Board informing them that he has a contract pending for the sale of his empty lot which would take place on January 12, 2026. He realizes that to serve on the EBWCA Board you must be a property owner. He also informed the Board that his job is asking for more of his time out of town, which has made it difficult to work on the Board.

The Board discussed the language in the CC&R's and the Bylaws regarding filling a Board position before the term has been fulfilled. Section 5.03 which is on page 3, states the Board can elect someone from the HOA. Dena feels the Board should fill his spot. She would like to ask Dave Strawser since he did run for the Board in 2025. David McIntyre said the Board needs to make sure the lot sells and then Corey cannot be a Board member. David said the Board needs to wait until the closing date of January 12, 2026. The Board should not assume that a member who ran for the Board is the best candidate. The Board can send out a notice for the homeowners and have them send out a bio of their qualifications. Daves Strawser's empty lot and his house is currently for sale, and he may not be the best candidate. We are not compelled to fill a position with someone who in the past has run for the Board. The CC&R's and Bylaws state we are obliged to have three (3) or

more Board members and we can function as a Board with four (4) and we could wait until the election in the spring. In the past Chris Walthall had felt that five (5) was too many. Stuart had promoted to have a larger Board, but he would like to wait until August and follow a due process with an election by the homeowners. Chris thought Corey was a great addition, but he would like to have him resign and look better if this happened, versus the Board asking him to leave. The Board decided to wait until January 12, 2026, and see if his property sells and then decide at the next meeting.

New homeowners Darryl and Christine Miller. They currently live in Arizona and have staked out their lot, and they have not decided if they will build right now. David McIntyre said in the spring the stakes will need to be removed so the lot can be mowed. Lindsay has set a reminder to send that letter to the Miller's in the Spring. A question was presented about the actual process that happens when a lot or property is sold in EBW. Lindsay stated that the title company sends Western Mountains information regarding new owners and until that letter is received, they do not know when a property has changed ownership. Lindsay will send to the Board an updated homeowners list.

Legal Counsel: The Board had discussed securing a new attorney as Paul Sandry was slow in responding. Dena contacted an attorney in Bozeman that Lindsay has used her for many of her HOA's. Her rate is \$450 an hour, which is more than the current billable hour rate by Mr. Sandry. Lindsay said she is more efficient and her total billing hours are better, and many of the Bigfork HOA are now using her. She is very good and very smart. Chris would like to change. Stuart said right now the HOA does not have legal issues pending and so the Board has time to decide. She has an office in both Kalispell and Bozeman. Stuart would like to talk with her in the future. David did not have an issue with changing. It was suggested that the Board place a ZOOM call and interview her. If EBWCA has a problem we could ZOOM, and get her advice and this will also help us with a decision

Vice President Report: Jim Miller rented a machine from Mid-Way Rental to move a large rock for the Canal Street entrance and when Mid-Way Rental picked up the machine they claimed there was damage to the machine. They billed Chris Walthall credit card \$1201 for this damage. The original bill was \$1500, and Steve Sanders paid some of this. Stuart said we need to reimburse Chris and code it as landscape repairs. Lindsay will talk with Mid-Way Rental and review the damage and get an invoice.

Treasurer Report: Paul Sandry's latest bill was \$1188, and he did break down the charges. The charges were for his research and writing of an opinion letter for the Riddles's property. He spent two hours researching and writing and he was responsive. This bill needs to be paid in 2025, so it shows on this year's Legal Expenses.

Stuart said EBWCA is coming in under budget for 2025, partial due to Stuart decision to make the median renovation a Capital Expenditure. We will spend over \$20,000 on this improvement and still do not have the final signage invoice. The original bid was \$6600 and in future the Board needs to look closer at the bids. In the bid the estimated was only for the cost of the plants and did not include the new irrigation and topsoil and removal of trees. Some of the members in the HOA have been unhappy with the project as there is water in the road and maintenance expenses. We have been on budget for most of the items, but the landscape and sidewalk repairs have been higher.

The Board discussed the finance charges for late payments on homeowners' dues. Danae and Lindsay will investigate this. Expenses from "Young Bucs" were discussed. There are two charges, one for \$2730 and one for \$4190.66. Chris said one charge is for the broken line by the electrical box and this was fixed when they were working on the median. The second invoice was for Irrigation repairs. Stuart said \$2730 invoice would be put under irrigation repairs. The invoice of \$4190.66 would be for the median.

Meeting Adjourned at 3:45 p.m.

Dena Brunskill, President Signature on File David McIntyre, Secretary Signature on File