

EAGLE BEND WEST COMMUNITY ASSOCIATION

Board Meeting

March 9, 2026, 3:00 p.m.

ZOOM MEETING

Call to Order: At 3:10 p.m. President Dena Brunskill called the meeting to order. Board members in attendance via ZOOM; Vice President Chris Walthall; Treasurer Stuart Cole and Secretary David McIntyre. Also in attendance was Property Manager Lindsay Frietas and Recording Secretary Buggy Yarbrough.

Approval of Minutes: David made a motion to accept December 22, 2025, minutes as presented. Chris seconded the motion. Motion carried with unanimous approval.

Property Manager's Report: Lindsay delivered an update on the spring work that will be done this year in the HOA. This year Will Roberts with Coyote Irrigation will be responsible for the sprinkler system in the complex. Chris has requested Will to check each sprinkler head when the irrigation system is turned on. Black Magic will continue to provide lawn mowing and flower care and has not increased their monthly charges.

The Pavilion will open in April. Western Mountains will be mailing letters to all homeowners and vacant lot owners regarding the spraying for weeds to help retard the growth of the Canadian Thistle. Flathead County will be mailing a letter to the owners of the lot across the street from the Pavilion reminding them to spray for this noxious weed.

The length of time at former EBWCA meeting was discussed and Lindsay had recommended that each item that will be discussed on the agenda should be subject to a time limit. The Board agreed that this is a good idea.

Dena asked for information regarding the Water and Sewer meeting held on February 26, 2026. Lindsay reported that new water lines are being installed and there may be some disruption along Holt Drive. The area around Lake Pointe HOA will be greatly affected by the work and at times an alternate route will be necessary. The work will be done all along Holt Drive and Chapman Road. A detailed construction plan will be published and distributed to the residents of Bigfork. This project is slated to start in the spring of 2026 and end the fall of 2027.

There was discussion regarding a letter that had been sent to the HOA regarding the new Design Review Committee Guidelines. This letter did not have a date on it. Dena will look at the letter that had been mailed and find the original. Lindsay will send out a notification to the HOA reminding them of the repairs to the runways at Flathead County Airport in July.

Presidents Report: Dena reported that Cory Thorson had sent a letter of resignation due to the sale of his lot in EBWCA. The CC&R's state that if someone resigns the EBWCA Board can appoint a new member. Stuart said the Board should wait until the Annual meeting which is held in August. Chris said a new Board member needed to be appointed to break a tie on any future votes especially any CC&R changes. David said in the past EBWCA Board usually voted unanimously on those. When the Board is in unanimous agreement this shows the EBWCA that we are in agreement. If votes are 3-to 2 that is not good for the Community as it shows division. If we add an additional person and it is not unanimous then that does not send a positive comment to the HOA. The Board needs to decide if they want to go back to having only three (3) people on the Board. Dena agreed we need to come up with a final decision and be unanimous on the CC&Rs. If the Board run into snags, then we need to rework it. Stuart said the CC&Rs stated that the Board needs to have a maximum of five (5) members and a minimum of three (3). He does not see a purpose in adding an additional Board member at this time. Dena made a motion to continue with four (4) Board members at the present time and if the need for a 5th arises, we will revisit this. David seconded the motion and the vote was three (3) in favor and 1 opposed.

Having a work session to begin rewriting the CC&Rs was discussed. David would like to enlist volunteers from the HOA to help with the rewrite.

David thanked Chris for his communication between the DRC and the Board. This has helped everyone involved understand what projects were taking place and that approval had been given. Chris has asked the DRC to be proactive in the community and get to know the new homeowners and be willing to help them with questions that may arise.

Dena is working on the new printed directory. Lindsay will be emailing a request for information to the HOA. Dena had hired a draft person who did a colored map of EBWCA, and she will include this in the printed directory. The Board thanked her for her work on the directory and the new detailed map.

Vice President: Chris Walthall said that there was a rumor of a fire at the Pavilion, but this was a hoax. Lindsay has talked with the Fire Chief, and he has no record of an incident. The report came through a site called CrimeRadar. This is a spam site.

DRC Report: Chris said the DRC hired an architect, John Peterson, to review homeowners' plans. Mr. Peterson has been doing a fabulous job and working with all the new homeowners. Not only does he review the plans, but he physically goes to the job site and walks the area. He then talks with the builders regarding any questions that he sees may arise in the building of the home. He is not charging for his extra work, and EBWCA is only paying him the standard amount, and Chris would like to be able to pay him extra. The Board agreed that Mr. Peterson could bill for more hours spent and they would pay him for his time. Chris said he does not want any money. Stuart suggested that the Board purchase a gift certificate for all his extra hours of work. David requested that the DRC get written confirmation from Mr. Peterson that he has reviewed any relevant building plans and confirms they meet all DRC, CC&R and Montana State requirements, and if there is a deficiency that he notes that in his written response. Chris and DRC Chairman Craig Noel will work on this documentation.

Treasurer: Stuart Cole had sent out 2025 Year End statements for the HOA to review and there were no questions on this report. The tree trimming was discussed, and Lindsay had sent out a notice to homeowners asking if they wanted to have their trees trimmed and did not get a favorable response.

Snow plowing will be done on an as needed basis. Lindsay will call the snowplow company and tell them to come only when called.

Old Business:

Legal Counsel: The Board discussed changing legal counsel to Alana Griffith who has offices in Bozeman and Kalispell. Stuart and Chris both expressed the need to change counselors. David was also in agreement that a change needed to be made. Dena used Ms. Griffith for a small project and was pleased with her response. The Board then agreed to move legal counsel away from Paul Sandry to Alana Griffith.

Dena would like to begin working on changes to the existing CC&Rs. Areas to start concentrating on would be voting system, fines, and Lot combinations. She said there are other areas to examine, but need to start with these. Before the next meeting she will write down some ideas and then a work meeting will be set up.

The Operation Manual that Linday has put together is a good start and each Board member needs to define their roles and its responsibility. Dena would like to look at these at the next Board Meeting.

Meeting Adjourned 4:15 p.m.

Dena Brunskill, President

David McIntyre, Secretary