

## EAGLE BEND WEST COMMUNITY ASSOCIATION

### BOARD MEETING

May 11, 2026, 2:00 p.m.

### ZOOM MEETING

**Call to Order:** President Dena Brunskill called the meeting to order. Board members available via ZOOM; Chris Walthall Vice President; David McIntyre Secretary; Stuart Cole Treasurer; in attendance for the meeting was Property Manager Lindsay Frietas; and Recording Secretary Bugsy Yarbrough.

**Approval of Minutes:** A motion was made to approve the minutes as presented of the March 9, 2026, Board meeting. The Executive session and the regular Board meeting minutes were sent to the Board on March 14, 2026. Stuart did not review the minutes, so the motion was rescinded until Stuart had a chance to read the minutes. Bugs will resend both meeting minutes to Stuart.

**Property Manager's Report:** The Dam will be taken down on Wednesday May 13, 2026. The irrigation systems and the pond are both dependent on the dam's removal. The pumps will be installed on the pond. Lucas Gregory is no longer in business, and Will Roberts will begin work on the installation of the pump. Mr. Lucas' business partner Taylor will work with Will to help in the transition. Dena has requested written documentation on what needs to be done in the spring and the fall to the irrigation system in the event a new irrigation company needs to be hired in the future. Lindsay will work with the new person and make sure everything is done. The spraying and mowing are being done. Dena asked about the delayed sewer project by Bigfork Water and Sewer on Holt Drive that was to be completed in 2026. Lindsay said they hope to finish it this year and they are in the process of getting bids and no new information has been given. Trees for Life have done all the insecticide injections. Dena asked Lindsay if she had received any communication from homeowners. Lindsay replied that she has not had any phone calls. Lindsay called new property owners the Miller's regarding the stakes on their property and they will begin building in the next two weeks so the stakes will remain and the mowers will mow around the stakes. David asked if the plans had been approved. Dena said in March the plans had been approved by the Design Review Committee.

**Presidents Report Dena Brunskill:** New residents have moved in Bob and Camille Zachmeyer. The Allred house has been listed for sale. The Board reviewed a \$1362.82 from Ty Cameron of Twisted Metal Fabrication for the sign located at the entry way into the EBW. Stuart requested that Lindsay process the payment from the Reserve Fund and code it as improvements. Dena was disappointed that a previously approved sign thanking the

Allred's for the rocks had not been complete. Lindsay will check with Pat Miller and see if this has been done.

There was no feedback from the community regarding the EBW guidelines that were sent out for review. Corey Thorson has resigned from the Board and sent a letter requesting he be removed from the Board as he has sold his property and is no longer a member of EBW. The CC&R states that the director who resigns needs to make this known in writing. Lindsay will scan the document and place it in the file.

Ray Thibodeau sent a letter in March updating the Board on his efforts to get county approval for a lower speed limit and increased enforcement on Holt and Chapman roads. He is seeking participation from local HOAs to support the initiative in regards to trying to have the county monitor the excess speeding on Holt Drive. David said we also need to include the MAC as many drivers are going to exercise and speed due to their tardiness in attending classes.

New contact list for the Association and have four (4) brand new homeowners. Dena is asking Western Mountain to list the date all homeowners join the HOA as this will be important when enforcing new CC&Rs. Lindsay will have Danae put this on the list. The updated print directory received approval from the Board with the exception of Chris who had been moving and was not able to comment.

***Vice President-Chris Walthall:*** He is planning on organizing a "Cheeseburgers in Paradise" potluck similar to last year.

***DRC Chris Walthall:*** Chris will check with the President of the DRC Craig Noel about the contractor for the Miller's home and see if they are planning on starting construction in two weeks. Craig Noel will need to verify that a deposit has been made. Lindsay confirmed that she has received a check for his deposit.

***Treasurer Report Stuart Cole:*** There were minimal expenses for the first few months. For the past month landscape and insect control have been the only expenses. Crone Seal Coating has been completed, and the total expense was cheaper than previous years.

The Board discussed financials matters regarding the pavilion dues and potential overcharges. The total payment for the pavilion dues was \$11,600, and this exceeded the budgeted amount of \$2,900. This may result in a budget deficit for the year. Lindsay explained that the dues were not lowered in 2026 and the dues were to stay with the previous year's assessment of \$200.00 per lot. Lindsay will review this expense with Danae.

**Old Business:** Dena will be making calls to EBW attorney to review changes being proposed in the current CC&Rs. She will schedule a second work session and will contact the Board with possible meeting times.

**New Business:** The Board asked Lindsay to have the pothole filled. She will call Crones and ask them to come and make the necessary repairs.

Meeting Adjourned at 3:10 p.m.

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Dena Brunskill, signature on file

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David McIntyre, signature on file