

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC

ANNUAL MEETING

August 6, 2026, 3:00 p.m.

Harbor Village Pavilion

Call to Order: President Dena Brunskill called the meeting to order at 3:00 p.m.

Establishment of a Quorum: Lindsay Frietas announced that a quorum had been reached, with homeowners represented in person or by proxy. A total of 17 lot owners attended the meeting in person. Under the CC&Rs, a quorum is 25% of the 57-lot owner membership, or 15 lots represented in person or by proxy.

Innovation and Pledge of Allegiance: Rita Livingstone gave the innovation.

Introduction of Board Members and Homeowners: The Board members are Dena Brunskill, President; Chris Walthall, Vice President; Stuart Cole, Treasurer; and David McIntyre, Member at Large. Attending homeowners also introduced themselves.

Approval of Minutes: Anita Cole made a motion to approve the minutes of the August 2025 Annual meeting. The motion was seconded by Bill Brunskill. Motion carried with unanimous approval.

President Report: President Dena Brunskill welcomed the new homeowners and thanked the community for its support, the Board members for their counsel, Dave McIntyre for his hard work, and Lindsay, Buggy, and Bill for their contributions. She reported that waterfall maintenance is now handled by Lindsay's team, reducing dependence on one person, improving service, and saving money. She also discussed the use of Voting Buddy by Western Mountain, which allowed HOA members to vote via computer and eliminated the need for proxies. Members appeared to respond well to the system, although 11 chose not to vote. The Board continues to work on proposed CC&R changes. Volunteers are needed for the potluck, the welcoming committee for new members, the DRC committee, which currently has three members, and the landscape committee.

Vice President Report: Chris Walthall thanked Buggy for preparing the minutes for all Board meetings and attending DRC meetings to provide minutes. He also recognized Property Manager Lindsay Frietas for her strong support of the Board and thanked the landscape committee members Rita Livingstone, Pat Miller, and Eleanor Bailey for their service.

DRC Chairman: Craig Noel reported that the DRC has hired John Peterson, a Kalispell architect, to review all new home blueprints. The committee consists of Craig Noel, Gregg Faul, and Stephen Sanders. New homeowner Gerry Miller currently has a home under construction.

Financial/Treasurer Report: Treasurer Stuart Cole reported that the HOA is managing its funds responsibly, staying within budget, keeping dues as low as possible and the association remains in good financial condition. The HOA ended 2025 on budget, helped by median costs being allocated to the capital reserve. They plan to continue building that reserve. Stuart noted that 2026 is also going well, with no major repairs expected and contracts in good standing. The HOA has retained a new attorney to assist with the CC&R rewrite, and her fees have been reasonable.

The association now has 57 lots instead of 58, which requires each homeowner to contribute an additional 2% to offset the difference. The road reserve is performing well, earning more through investments than through incoming contributions. Stuart also suggested reviewing possible repaving of the roads in the future. Jim Miller has volunteered to assist in this project. The capital reserve has grown to approximately \$65,000, with no projects currently planned, and is earning about 4.5% interest.

Lindsay reported that Voting Buddy closed on the 5th, and there was an issue with changing the date. She personally contacted the 11 homeowners who had not voted ensuring that everyone who wanted to vote had the opportunity to do so. Five Board positions were open, and five candidates ran. Overall, this served as a successful trial of the system.

Other Business:

Changes to the CC&Rs and Proposed Voting Method: The Board discussed five proposed CC&R changes, including a change to the election voting method. Information was provided by both mail and email. At the 2025 Annual Meeting, cumulative voting was a major topic because each lot receives five votes, which many homeowners found confusing. Some members preferred one vote per person, believing it would be simpler and reduce the ability to concentrate a large number of votes on one candidate. Dave McIntyre noted that the HOA has discussed this issue for many years and that cumulative voting is not the standard practice. This was the first formal announcement of the proposed change, and additional meetings, including a possible meeting with the attorney, may be held so homeowners can become familiar with the issue. A question was raised about how members can evaluate candidates they do not know before voting through Election Buddy. Camille Zachmeyer said one homeowner contacted her directly to ask about her position

as a new community member. Lindsay suggested creating a short candidate video that could be posted. It was noted that EBW was fortunate to have five people willing to serve. In response to a question about whether other HOAs use cumulative voting, Lindsay said she was not aware of any, and the attorney knew of only one other HOA that does. Dena added that the Board is open to private discussions if members would find that helpful.

Board Member Terms: The CC&Rs currently require the entire Board to be elected each year, which does not provide continuity. The Board proposes adopting staggered terms, and members discussed whether this is the right time to make the change. In response to a question about term length, Dena said the proposed terms would be two years, with only a portion of the Board elected at one time.

Proposed Lot Combination Change: Members discussed the proposal to prohibit or limit combining lots. EBW currently has six vacant lots, and four lots are owned by neighboring Homeowners who have not requested a lot combination. Members noted that future lot combinations could reduce the total number of lots and shift more of the HOA's financial burden to the remaining owners. Lindsay stated that she is not aware of any other HOA that allows this practice because of the impact on other owners. Stuart said the change is straightforward, may not require an attorney, and could save legal costs. The Board will continue working on the proposed CC&R changes in accordance with Montana rules. Voting will be conducted through Voting Buddy. Stuart noted that approval requires 67% of the HOA, so broad community participation is important because a non-vote counts as a no vote. Lindsay added that 38 yes votes are needed to amend the CC&Rs, and there cannot be more than 18 no votes.

Announcement of Election: Voting was conducted through Voting Buddy. Five candidates ran for the five open Board positions: Jack Brandt received 23 votes, Dena Brunskill received 33 votes, Stuart Cole received 54 votes, Chris Walthall received 42 votes, and Camille Zachmeier received 21 votes. Of the 57 eligible lots, 37 voted, resulting in 173 cumulative votes.

Dena said this is one of the best parts of Montana and expressed the Board's appreciation for the committees that support the community. She noted that their work makes serving on the Board easier and encouraged homeowners to help shape the community by getting involved. The directory will be updated and mailed to the ownership. Community members are welcome to attend Board meetings, many of which are available by Zoom.

The Eagle Bend West Community thanked Dena for her work over the years as President of the Association.

Adjourn at 4:00 p.m. Cheeseburger Potluck followed the meeting

