

EAGLE BEND WEST COMMUNITY ASSOCIATION

BOARD MEETING.

July 13, 2026, 2:30 p.m.

Pavilion

President Dena Brunskill called the meeting to order at 2:40 p.m. Treasurer Stuart Cole and Design Review Chairman Craig Noel was in attendance. Property Manager Lindsay Frietas and Recording Secretary Bugsy Yarbrough were also in attendance at the meeting.

Property Manager Report-Lindsay: Notices have been mailed to the homeowners regarding the Annual Meeting on August 6, 2026. Included in this notice was the announcement of the Cheeseburgers in Paradise event that will follow the Annual Meeting. Lindsay had also sent out notices to the current Board members and the HOA community asking for a short bio if they are interested in running the EBWCA Board. At the time of the meeting on July 13, 2026, only Dena Brunskill and Stuart Cole submitted their bios seeking re-election. July 20, 2026, is the final date to submit your name for candidacy. The Election Buddy information is slated to be sent to the Association, and the Board is asking members to vote by means of the computer. August 1, 2026, will be the final date to vote using Election Buddy, voting will not take place at the Annual Meeting. Camille Zachmeyer has announced that she will run for the Board and Chris Walthall is seeking reelection. On August 4, 2026, Stuart will send out a report outlining the 2026 financials. The Board asked Lindsay if there was still a need for a proxy. Lindsay stated no proxy will be necessary as the election would be done strictly by Election Buddy. The Associations attorney had researched the legal side of voting by Election Buddy and said this was legal in the State of Montana.

Will Roberts has completed documenting the pond water system and how it works. He is now in charge of the pond and all repairs that need to be made in the future. The pumps will be stored at Western Mountains Property office.

DRC Report: Craig Noel reported that Chuck Trayer are repainting their house and the color has been approved by the DRC Board. New construction on Jerry and Christine Miller has stopped due to the rain. They are currently working on a soil survey right now and have signed a waiver. They are building on a slab and will not have a crawl space. Jim and Pat Miller joined the meeting to report that Montana CAD will be dropping two tons of rock which the Millers are donating to the HOA. This will be placed by the boulders, and this will stop the erosion by the pond. The Board thanked the Miller's for their generous donations.

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Landscape Committee: Pat Miller offered a diagram that shows the area where the rocks will be dropped by Montana CAD. There was discussion regarding several signs in the area that need to be replaced as they are so hard to read. The stop sign needs to be fixed on Canal Street and Marina Road as the base is rotten and ready to fall over. The plaque thanking the Alreads for the donation was also discussed with alternate places to erect it. Solar lights were discussed to highlight the entrance sign and lights in the median. These would be low lights, and they would come on at certain times.

The timing for the walk about was scheduled for July. Dena suggested the 29th a Wednesday at 10:00 a.m. Lindsay will send out a notice and ask the homeowners to meet at the Pavilion. Two dead plants by the pump station needing to be replaced. The Board questioned how to manage the Canadian thistle by the pond. Lindsay will ask Brian of Black Magic and see if they can use the mixture of vinegar and salt that the Marina is using. The Alread field is getting mowed more often which helps the thistle from growing. The owners that had thistle in their lawns received notices last year and hopefully this will not be a recurring event.

President Report: Dena reported that the customer contact list was reviewed and the date owners purchased their homes need to be recorded. This is important as this will define which set of CC&Rs they are under. Printed directories are being updated, and Dena is working on this. Planning for the Annual Meeting and the Cheeseburger in Paradise to follow was reviewed. Stuart said that Dave Roberts oversees getting extra tables and chairs. Hamburger meat and the condiments are paid for by EBWCA. Paper goods need to be purchased along with water. Chris and Dena will work on this.

Annual Meeting Planning: The notice and packet for the Annual Meeting was discussed. The agenda was reviewed and the necessary information that needed to be supplied. This included minutes of the 2025 annual meeting, the proxy will be removed as the voting for candidates will take place before the Annual Meeting. Financial report needs to be added, and Stuart will give a report at the meeting. A copy of the physical financial statement will be available at Western Mtn property if anyone is interested.

The ballot for the amendment to the covenants was discussed by the Board. Questions that were brought forward were whether EBWCA attorney needed to be present for a meeting with the homeowners to discuss the legal issues with this amendment that is being proposed. Lot combinations were reviewed and the grandfathering in of the lots that have been given permission to combine two lots into one lot. Stuart will write a notice for

clarification so that the homeowners are aware of what the Board is trying to do. Stuart has some history with this issue as he has worked on this in the past.

Treasurer Report: Stuart has been monitoring all the expenses and nothing that was not in the budget already. Only one homeowner in arrears and Lindsay will try and make contact and see if they have forgotten to pay. Tree maintenance is lower because only insect control was done in the spring. The Board had voted to have the trees sprayed on a 18-month basis from this time forward. Pavilion expenses will remain the same for the next year as the dues will stay the same in 2027 at \$200.00 per homeowner. EBWCA will have a \$400 credit due to the error in billing of 58 lots and not 57.

Adjourn 3:50 p.m.

Dena Brunskill President, signature on file

David McIntyre Secretary, Signature on file