

EAGLE BEND WEST HOMEOWNERS' COMMUNITY ASSOCIATION

Organizational Board Meeting

August 7, 2026, 2:30 p.m.

Western Mountains Property Office

Call to Order: The meeting was called to elect officers for the 2027 Board. Members present were Dena Brunskill, Chris Walthall, Camille Zachmeyer, and Stuart Cole. Jack Brandt attended via Zoom. Property Manager Lindsay Frietas and Recording Secretary Buggy Yarbrough were also in attendance.

Approval of Meeting and Key Deadline Dates for August 11, 2026, through August 7, 2027: Dena distributed the proposed annual meeting schedule. Most meetings will be held via Zoom. The Board will review the dates and provide feedback.

Election of Officers: Dena was unanimously nominated for President by Chris and Stuart. Chris was nominated for Vice President by Stuart and Camille. Camille Zachmeyer was nominated for Secretary by Chris and Dena. Stuart Cole was nominated as Treasurer by Dena and Chris. Jack will serve as Board Member at Large.

Pavilion Sound System: Chris explained that five associations share ownership of the pavilion, with Eagle Bend West contributing the largest share because it has the most lots. After several years without annual pavilion presidents' meetings, the associations discovered that maintenance had been deferred, funds were low, and the building needed significant repairs, including mold remediation in the kitchen and bathroom repairs. Dena noted that the associations were originally one HOA but were separated into five HOAs following a 2010 lawsuit. Pavilion dues, which were formerly \$50 per lot, increased to \$100 and then \$200 per lot to rebuild reserves and address maintenance needs. The building staining is scheduled, and the pavilion presidents have approved adding Wi-Fi, an audio system, and a camera system to increase pavilion use. Approximately \$20,000 is expected to remain in reserve, and Chris said the major repair issues are largely behind them. Stuart asked whether the 2027 dues could be reduced back to \$100 per lot; Lindsay believed they would remain at \$200. Stuart asked Chris to try to negotiate a reduction, noting that a large reserve may not be necessary. Chris also reviewed the pavilion rental guidelines on the EBW website. Homeowners may use the pavilion at no charge for member-only events. Events with outside guests require a rental fee, and outside organizations, such as Friends of Bigfork Fire Department, must have a homeowner sponsor. The Friends of Bigfork Fire Department event includes golf, pickleball, and tennis activities with a catered dinner and serves as its only fundraiser.

The Board discussed the pavilion sound system and the new system scheduled for installation in August, noting that it could support future speaker series events. Jack asked whether the cost would be shared by all associations. Camille reviewed the rental agreement and noted that pricing is not listed on the website, so Lindsay will review and update the site. Rental fees are \$200 with a \$500 cleaning and damage deposit, or \$400 with a \$500 cleaning and damage deposit, which also helps cover insurance. Insurance costs have increased from \$2,500 to \$7,500 because the pavilion is difficult to insure and carries significant liability. The five HOAs share responsibility for the main and south entrances, while the waterfall and north entrance are solely Eagle Bend West responsibilities.

Landscape Committee Report: The stop sign near the pavilion needs to be cemented in place, and Lindsay will ask Jerry Turley to complete the work. A dead lilac tree may be removed, and the plaque in the median thanking the Allred's for their rock contribution. The Board discussed the Stocky White property, where tree roots are affecting the walking path and causing the asphalt to buckle. The area cannot be repaved until the roots are removed. Crone provided repair estimates of \$2,800, but the work cannot proceed until the tree issue is resolved. Stocky has requested removal of a tree, and Danae asked him to submit a plan, which has now been received. Stuart volunteered to meet with Stocky to clarify which tree is involved and seek permission for removal; Lindsay will provide Stuart with Stocky's phone number. Lindsay will also address limbing up the pine trees to make mowing easier. Jim Miller will add small river rock to reinforce the pond area, and Lindsay will have the handyman repair the rope fence between the MAC and Eagle Bend West. The front pond on Holt at Harbor Way overflows during rain. David McIntyre has volunteered to monitor the pond, and Eve Dompier should text Lindsay so Lindsay can contact David as needed. Lindsay will report back to the Board on the difficult middle edging repair. The proposed flower stand on the canal near the power station was denied. The Board discussed installing 12-night lights costing \$25 each, for a total of \$300 from capital expenses; Stuart noted that the lights should be angled downward, not upward. Drainage issues were also discussed. Because the problem areas do not drain anywhere and standing water dissipates after a few days, the Board determined that repairs would be too costly and no action will be taken. Thistle near the pavilion has been sprayed, and homeowners remain responsible for maintaining their own property. Western Mountains Property has sent notice regarding one unkept yard on Harbor Drive; a second home has not yet received notice. An unapproved fence that does not follow DRC requirements was also discussed. The owner has been notified, and Craig Noel will make the final decision. Street-sign work has been assigned to a business responsible for the signs. Lindsay will follow up and try to secure a date for completion. Lindsay and Will investigated a reported broken sprinkler and

found none; Will believes the issue is groundwater. The area may need to be graded with additional dirt because it is a large common area. Dead trees on the island will be removed by Black Magic in the fall.

Minutes from June and July minutes need to be placed on the website. Dena will send out the minutes to be approved in July.

A former EBW Board member called and complained about the communications and wanted to see financials of EBW HOA and the pavilion. This is public information and Stuart said there is no problem in sending these to a homeowner.

Treasurer report: Stuart is preparing the 2027 budget and needs to confirm the pavilion dues and property management costs for that year. The landscaping contract is a two-year agreement, so that expense will remain unchanged. He will also factor in the reduction in lots.

Road Reserve: Stuart reported that the roads remain in serviceable condition. A 2012 report by Carver Engineering provided a 30-year plan, recommending chip sealing every 10 years and a full overlay after 30 years. Stuart established a separate road reserve fund in 2012 for that purpose. Although the roads are still in good condition, the prior chip seal was not cosmetically pleasing and desirable and has been 14 years since the last treatment. Stuart said the reserve has enough funds for a chipseal and asked for Board approval to obtain bids, with the goal of completing the work near the end of 2027. He noted that crack sealing has extended the life of the roads and that annual road-reserve investment gains increase current collections by approximately \$4,000 to \$5,000. The Board discussed a cape seal, which combines chip seal with a slurry coat. Chris noted that the roads were built to accommodate buses so are structurally enhanced and are used only for about six months each year as well. Stuart said Jim Miller is familiar with this type of work and may be willing to provide assistance. He would like to obtain three bids, recognizing that contractors may be scheduled for a year out. The project would be a chip seal rather than a new roadbed. Stuart estimated the cost at approximately \$100,000. Because the roads are the responsibility of this homeowner's association, he does not plan to delay the project to coordinate the project with the other four Harbor Village HOAs. They are welcome to participate if they are ready. Lindsay has an appointment with Scott, the owner of Double Diamond, on Monday, August 17, and Stuart plans to attend.

Next meeting is scheduled for August 24 at 2:00 p.m. the decision of location will be decided closer to the meeting date.

Adjournment 4:00 p.m.