

EAGLE BEND WEST COMMUNITY ASSOCIATION

September 21, 2026, 2:30 P.M.

PAVILION

Call to Order: President Dena Brunskill, Vice President Chris Walthall, Jack Brandt, and Secretary Camille Zachmeyer were present. Treasurer Stuart Cole attended by speakerphone. Also present were DRC Chairman Craig Noel, Property Manager Lindsay Frietas, and Recording Secretary Bugsy Yarbrough.

DRC Report: Chairman Craig Noel discussed the foundation study for the Millers' new construction project with architect John Peterson. The DRC found the foundation-study language unclear and the waiver too restrictive. Chairman Noel reviewed page 6 of the DRC guidelines, noting that the DRC drafted the provisions concerning foundation studies and groundwater. He explained that the current language places liability on the homeowner and is poorly written. Chairman Noel then presented proposed language for the Board to adopt as an amendment to the DRC guidelines.

The proposed DRC amendment reads: Groundwater conditions and soil-bearing capacity vary throughout Eagle Bend West. Lot owners should obtain a foundation study from a licensed architect or engineer to ensure proper design. EBWCA assumes no liability for the design or construction of any foundation or residence.

Chris Walthall moved to approve the proposed amendment. Jack Brandt seconded the motion, and it carried.

Property Manager Report: Lindsay reported receiving three calls about the holding pond on Holt Drive. The valve is currently off. The pond receives canal water used for the common areas, and heavy rain can fill it, requiring the pump to be shut off manually. Because the water is stagnant, Lindsay said the pond may need to be vacuumed. David McIntyre agreed to monitor the ponds but was unsure which direction opened the valve; he thought it should be turned 90 degrees toward the street and later noticed that someone had closed it. The Board agreed that Brian Black should inspect the system. Lindsay planned to contact Rita Livingstone for any information about the valve and ask Brian to confirm its proper position. During the meeting, Brian called in and told the Board that the valve was correctly positioned and that the pond only needed time to process the heavy rainfall. The Board also discussed using excess water to irrigate other HOA areas. Chris will explore the options. Brian will assume responsibility for the pond, allowing Dave to step down from that role, and Lindsay will coordinate the transition.

The street signs are nearly complete and will be installed within the next few weeks.

President's Report: Dena reported that the Board discussed creating a bocce ball court, an idea raised at the annual meeting and forming a league among the five HOAs. Dena obtained estimates of \$12,000–\$15,000 for a do-it-yourself project and \$25,000–\$40,000 for professional installation. Jerry Turley researched the project and offered to complete it for \$10,000. The Board discussed seeking donations rather than requiring each HOA to contribute.

Fence Bids: The landscaper called about the sewer pump station, where two trees had to be removed. Stephen Sanders purchased two replacement trees, but the area remains unsightly because the fence currently encloses only three sides. The fence will be extended to fully enclose the pump station, with the cost paid from the capital budget. Jerry Turley submitted a bid of \$2,894. Jack moved to approve the project, Camille seconded, and the motion passed unanimously.

Landscape Committee: Pat Miller asked the Board to review the solar light on the Eagle Bend West sign located on Canal Street because it is not very bright. Jerry Turley will inspect it. Solar lights have also been installed in the median at a cost of \$300, and Stu recommended reimbursing that expense. The Landscape Committee will check whether the lights are obstructed, and Jack will also inspect them.

Chris moved to reimburse the Millers for the solar lights. Stuart seconded the motion, which carried.

Brian of Black Magic removed two trees in front of Stephen Sanders's home, damaging nearby electrical wiring. Lindsay will determine whether Brian reimbursed the repair costs and whether Will Roberts, who completed the repairs, billed anyone.

Trees: The Board discussed requiring owners to trim trees that obstruct motor homes, pickups, and walkways. Lindsay recommended setting a firm deadline and sending notice by certified mail. If the work is not completed by the deadline, the Association will arrange the trimming and bill the owners.

Waldenburg Lawn Notice: The Board discussed the letter previously sent to the Waldenburgs requesting that they address the condition of their lawn. Dena asked that a second notice be sent requiring compliance by October 20 and advising that a \$250 fine will be imposed if the work is not completed.

The all-HOA potluck drew 49 attendees: 23 from EBW, 12 from Fairway Pines, 8 from Osprey Homes, 4 from Lakeview Park Villas, and 2 from Marina Townhomes. The meat costs \$550, or \$110 per HOA.

Vice President's Report: Chris Walthall reported receiving a call from former resident Chuck Trayer, who recently purchased the Allred house. Chuck asked how to address Stocky White's tree, which encroaches on the walkway and creates a safety concern for homeowners. Camille obtained a bid of \$1,250 to remove the tree and \$350 to grind the stump. Trees for Life submitted a \$1,050 removal bid that did not include stump grinding. Stocky has not yet decided whether to allow the tree's removal. The Board considers the tree a liability, and Lindsay will follow up.

Road: Stuart Cole reconsidered seal coating because the roadway lacks structural support. However, after meeting with Scott at Double Diamond, Lindsay reported that EBWCA does not need to repave and that the road should last about five more years. Because the Board wants to improve the road's appearance now, seal coating is the preferred option. Jason Crone has been an excellent vendor, and Lindsay will obtain another bid for comparison. Jason's bid is \$32,595 and includes crack sealing and seal coating at 16.72 cents per square foot, including the cul-de-sacs. The work will apply an asphalt-and-oil mixture without rocks. The budget can cover the project, and the Association has \$130,000 in reserves for future chip sealing or paving. Dena recommended continuing to fund the road reserve so the Association can eventually choose asphalt rather than chip seal. Chris moved to proceed with seal coating, and Jack seconded. The motion passed unanimously. The work is planned for June or July and will be completed one side at a time with a double coat. Homeowners will receive advance notice.

Treasurers Report: Stuart Cole reported that as of August, the Association is on budget and is not expected to exceed it. Planning for next year's budget is underway. The landscaping contract has been received, but the property management bid is still pending. The budget will be prepared in October 2026 and distributed to homeowners by November 26.

Lindsay Frietas, owner of Westen Mountains Property Management Co., proposed raising the monthly management fee by \$50, from \$500 to \$550. Chris moved to approve the increase, Camille seconded, and the motion passed.

Dena asked about annual meeting costs. Election Buddy charges \$300 per use, with pricing based on the number of homes and votes. Postage and printing are additional expenses. So, Lindsay felt this was a cheaper way to vote as it eliminates the need for postage.

Dena asked about the \$260 postage and delivery expense. Lindsay explained that it covered distribution of the directory at a cost of \$1.92 per copy.

The minimum monthly electricity charge is \$149. It increases to \$452 in June and peaks at \$536 in August. These costs cover electricity for the water-well pumps.

Old Business:

Changing the CCRs: The Board agreed to meet via Zoom with EBWCA attorney Alanah Griffith to review the initial steps for amending the CCRs. Although the Board previously distributed a memo explaining why changes are needed, it received no responses or new suggestions at the annual meeting. Dena recommended sending one final request for owner input.

New Business:

Jack raised concerns about protecting Board members from spam and keeping their email addresses private. Lindsay will remove the officers' email addresses from the website.

Chris presented a \$100 invoice from John Peterson for his work on Lot 36. The Board agreed to pay it and noted that Mr. Peterson has been a valuable addition to the DRC Committee.

The meeting adjourned at 4:15 p.m.

Dena Brunskill President

Camille Zachmeyer, Secretary