EAGLE BEND WEST COMMUNITY ASSOCIATION LTD.

BOARD MEETING

August 24, 2026, 2:30 p.m.

Pavilion

Call to Order: President Dena Brunskill called the meeting to order at 2:30 p.m. Board members present were Chris Walthall, Stuart Cole, and Camille Zachmeier. Board member Jack Brandt was unable to attend. Lindsay Frietas, Property Manager, and Bugsy Yarbrough, Recording Secretary, were also present.

Approval of Minutes: The Annual Meeting minutes were approved. The July 13 and August 7, 2026, minutes were also approved, while the June 15, 2026, minutes remained under review. The Board discussed the purpose of the minutes and agreed that they should accurately reflect what was discussed at the meetings, without adding information that was not presented.

President Report: Dena Brunskill reported that the directory has been mailed and submitted an invoice for its payment. Regarding Christmas decorations, Dave McIntyre is no longer storing the old wreaths, garlands, and lights, and Dena has authorized him to dispose of them. The Board discussed future decorating plans and agreed to continue using the company that installed and removed the lights and wreaths last year.

A walk-about was held on July 29, 2026. Notice of the event should have been sent to homeowners on July 4, 2026, but Lindsay apologized and acknowledged that she forgot to send it. Only the Landscape Committee attended.

Vice President Chris Walthall: Chris reported that all is going well. The DRC discussed two concrete projects: the Millers' concrete pour and Doug Raymond's driveway removal and planned concrete replacement. The Board also discussed a temporary fence that has been installed. Dena spoke with Rita Livingstone and Pat Miller, of the Landscape Committee, Doug Raymond, and Chris Walthall, and no one raised an objection. Rita expressed concern that the rules be followed, and Craig Noel also stopped by but did not object. Camille noted that the fence is temporary and will be removed when the owners leave for the winter. She moves it as needed for lawn mowing, is working to make it look presentable, and has received approval from the neighbors. Because the fence is temporary and will be removed in the fall, the Board agreed no further action is needed.

Treasurer Stuart Cole: Lindsay and Stuart met with Scott, owner of Double Diamond, to discuss road maintenance. Scott advised Stuart and Lindsay that Double Diamond is not the appropriate company for chip sealing and, after inspecting the road, did not believe chip sealing is currently needed. He noted that ongoing crack sealing has extended the road's life and estimated it should last another five years. Stuart explained that a chip seal was completed 14 years ago, and the road engineers had previously recommended chip sealing every 10 years thereafter. The prior chip seal was aggressive and used on industrial roadways, but it has helped prolong the roadways life. The Board discussed whether to continue funding the road reserve, consider seal coating for appearance, or obtain pricing for a future chip sealing with a slurry overlay. Seal coating would not add structural support and would need to be redone periodically and could be slick in winter. A future chip seal is estimated to cost about $100,000. Stuart reported that the Road Reserve currently has $130,000. Chris suggested trying slurry on the two cul-de-sacs to evaluate winter performance, and Stuart recommended getting a price for the entire development. Dena stated she would like to continue contributing to the Road Reserve as she believes we should save enough to have asphalt installed if possible.

The balance sheet is in good condition, with no major projects currently underway. Tree maintenance and insect abatement are completed every 18 months, which has been effective and saves approximately $5,000. The budget remains on target.

Dena asked about the $240 fuel surcharge, which was described as a way for the gardeners to maintain their contract pricing. Although the charge was viewed skeptically, the Board agreed it was acceptable. The Board also noted that snow removal invoices do not include service dates. Lindsay had previously been directed to have Brian Black obtain landscaping bids regarding the pruning of trees. Trees for Life is expensive, while Mountain Man is less costly and may be considered in the future. Dena said the Board should obtain an estimate going forward as tree pruning will be an ongoing maintenance item.

Old Business:

No community members have expressed concerns about the proposed CCR changes, and no issues were raised by the membership during the annual meeting. Election Buddy was very successful, and Lindsay noted that it should be easier to use next year. Many homeowners would like to change cumulative voting and term limits because cumulative voting is confusing. Dena will look into the steps required to make those changes. The Board also noted that homeowners may not agree on the lot-combination issue, but that this needs to be addressed.

New Business:

Stuart spoke with the homeowners whose tree and roots have been encroaching on the path near the foot bridge. The Board agreed that the affected section will likely require removing the tree and roots, taking up the asphalt to access the roots, and repaving the area. Camille will ask her contacts, L&M, for bids to remove the tree and roots. Lindsay will contact Mountain Man, which may also be an option. Once bids are received, Stuart will speak with the tree owner to confirm permission to remove the tree.

Next meeting September 21 2:30 p.m.

Adjourn 3:30 p.m.

Dena Brunskill, President signature on file Camille Zachmeier, Secretary, signature on file