

**2005 EAGLE BEND YACHT HARBOR BOATSLIP OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 14, 2005
2 P.M.
HARBOR VILLAGE CONFERENCE ROOM**

1. Call to Order at 2 p.m. by President Victor Erickson
Present were:
Victor Erickson, President
Dan Manning, Proxy for Secretary Tim Fox
Tim Mahoney, Available via Conference Call
Karen Hollandsworth via Conference Call
Bob Smith, Member
Pam Morton
Jessica Saylor, Business Manager
Brent Hall – excused absence – out of town
Guests, John Agnew, Western States Insurance; Tom Steffes, Chuck Gough,
Doug McBride, Dick Sherman
A Quorum was established by the attendance of five Board Members
2. Minutes of the March 17, 2005 Board Meeting were distributed and reviewed by all present. Copies were faxed to Tim Mahoney and Karen Hollandsworth. Bob Smith motioned to approve the minutes as presented. Dan Manning seconded the motion. Approval was unanimous.
3. Copies of the Treasurer’s Report were distributed and reviewed by all present. Copies were faxed to Tim Mahoney and Karen Hollandsworth. Bob Smith motioned to approve the minutes as presented. Dan Manning seconded the motion. Approval was unanimous.
4. Copies of a rough draft of the 2005 Budget were distributed and reviewed by all present. Copies were faxed to Tim Mahoney and Karen Hollandsworth. There was discussion as to an approximate \$20,000 line item for fuel expenditures and a \$20,511.60 (based upon 2004 property taxes) line item for property taxes being left off the proposed budget. At this juncture John Agnew of Western States Insurance, EBYHBSOA’s insurance agent, reported on insurance availability for a cardlock fueling system. It was determined after some discussion that John would return to the underwriter with additional information and John and Jessica would continue to research other possible carriers. Bob Smith motioned to approve the budget as presented, upon the Cardlock System being insured, subject to review and possible revision. Motion was seconded by Tim Mahoney. Approval was unanimous.
Victor Erickson introduced Tom Steffes and explained that a marina management position had been offered to Tom. Discussion centered on numbers of employees and hours of operation and dollars needed. There was no final decision and further discussions would continue about job duties, hours of operations, and other management details. It was determined a final decision could not be made until there was a determination of insurability of a Cardlock Fuel System.

5. Old Business
- a. Upcoming meeting dates will be May 17, August 24 and September 17 (Please note date change from September 16).
 - b. Fuel System – Discussed above.
 - c. Jessica Saylor reported a new D Dock gate, & Card Locks will be installed on the fenced boat storage parking area and Marina Clubhouse the end of next week.
 - d. Bob Smith motioned to continue the Boatslip Owner Parties as potluck affairs with the Association to purchase the beverages. The motion was seconded by Dan Manning. Carried unanimously. As an add on note Karen Hollandsworth thought the Association needed to have three functions to keep a non-profit status and questioned whether the Association could retain non-profit status and operate as a business. Dan Manning will research these issues.
 - e. Rules and Regulations (amended) were handed out. Bob Smith motioned to add “Living aboard shall be construed as a long term residence rather than casual usage” to the revised Living Aboard section, as a point of clarification. The motion was seconded by Dan Manning. Motion passed unanimously. Bob Smith further noted that per the By-Laws (Section 6.13), Regulations; copies of the amended Rules and Regulations shall become effective thirty (30) days after mailing. Jessica will send the revised Rules and Regulations and an information sheet out at once.
 - f. Signage has been installed with six “unauthorized vehicles and trailers will be towed” signs yet to be installed next week.
 - g. Clubhouse proposal by RMRC is on hold pending the results of a poll mailed to all Harbor Village homeowners and slipowners. Bob Smith noted that no further construction be done until the poll of the slipowners and homeowners is completed and reviewed by the Board. Tim Mahoney said that he had already asked that construction be stopped, and seconded the motion. The motion passed.
 - h. There has been no further information from Flathead County regarding prorated taxes for individual boat slips. Dan Manning provided the following 2004 property tax information. \$1,973.10 (Clubhouse parcel); \$16,953.67 (Marina – water – canal parcel); \$1,584.83 (Boat trailer storage parcel). Dan Manning provided copies of tax information to Jessica Saylor. Tim Mahoney suggested an associate Marina membership as a way for canal Homeowners to share in the property tax associated with the canal parcel. He further suggested the associate membership item be placed back on the next agenda for further discussion. Karen Hollandsworth referred the Board to the Annual Meeting Minutes of September 18, 2004, wherein it was noted “Property taxes moving forward from today paid by EBYHBOA of approximately \$23,000.00 and will be divided by the number of slips at approximately \$120.00 per slip per year”. Bob Smith motioned \$113 to \$120 per slip be assessed/pro-rated from September 18, 2004 to December 31, 2004, and from January 1, 2005 to June 30, 2005. Dan Manning seconded the motion. The motion carried with one nay vote from Victor Erickson.

- i. The dam could be inflated by May 14th or sooner if water levels permit. It is currently being monitored by Tom Steffes.

6. New Business

a. Marina Management

- i. On Site Marina Management was proposed in general to be \$15,000 for Tom Steffes, with details to be presented at a latter date, depending upon the results of Cardlock System insurance.
 - ii. Administration & Business Management. The 2005 budget increased the amount to be paid to the Business Manager from \$600 per month to \$1200 per month. Bob Smith motioned to expense the capital improvements over a 5 year period. Dan Manning seconded the motion. Motion was carried unanimously.
- b. Dock Boxes. A letter asking slipowners to repair or replace their individual dock boxes will be sent next week along with the revised Rules & Regulations.
- c. An explanation was provided to Victor Erickson that the washer and dryer in the Clubhouse was intended for the use of the Slipowners and the refrigerator was purchased by the Association for food and beverage storage during functions.
- d. Jessica Saylor suggested some type of Transfer Fee may need to be instituted to identify new owners of slips that have been purchased from an existing owner and not used a realtor, title company or recorded the sale with Flathead County. Bob Smith motioned we place this item on the next meeting agenda. Dan Manning seconded. Motion passed unanimously.
- e. Minutes Distribution Tim Mahoney suggested posting of the minutes on a website as a way to distribute the minutes in a cost effective timely fashion. Jessica Saylor will investigate further. Bob Smith suggested placing “draft” on the minutes when they are sent out to the Board.
- f. Roster Use. Discussion centered on the privacy issue of making the list of Slipowners available to any other person(s). Bob Smith noted that such lists were made for use by the members and that the covenants provided no such limit on their availability to members. An amendment to the covenants to limit the membership list use would require a vote of the slip owners. He also noted the Harbor Village covenants clearly provided for their lists to be available to all owners for noncommercial use (Article XIX, Sec 6). Victor Erickson motioned the list be made available to the requesting party only upon approval by the Board of Directors. Tim Mahoney seconded the motion. Vote was three to two, with Bob Smith and Karen Hollandsworth voting no. Motion carried.
- Sidebar. It was suggested the Board reconvene at a time to be determined to further review the budget and to receive a report on the poll of the Marina Clubhouse proposal.
- g. Bob Smith noted the vacancy on the Board with the resignation of Dan Mitchell as Vice President. Bob Smith nominated Gordon Phillips to the Board. The nomination was opposed by Tim Mahoney and Victor Erickson. Bob Smith then requested nominations for replacement be placed on the next

agenda.

- h. Jessica Saylor will call John Agnew to get a sense of timing of when he might have more insurance information available for the Board.
- i. Victor Erickson tendered his resignation from the Board as President, due to the pending sale of his boat slip. Escrow will close on Friday, April 29th. It was agreed he would serve as President until that date.

7. Meeting adjourned at 4:40 p.m.