



## *Eagle Bend Yacht Harbor & Boat Slip Owners Association*

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### MINUTES BOARD OF DIRECTORS MEETING October 19, 2005

- I. **Call to Order and Establish a quorum** – Board members present were President, Brent Hall; Vice-President, Bob Smith; Secretary/Treasurer, Roy Hollandsworth; Dennis McDowell and Dan Manning. Also present was guest Geoff Bayliss, Operations Manager, Tom Steffes and Business Manager, Jessica Glazier.
- II. **Review and Approve minutes from September 17<sup>th</sup> Board meeting** - Bob Smith made a motion to approve the minutes. Dennis McDowell seconded the motion. All members were in favor. Bob Smith made one correction to Annual Minutes. The following sentence is to be added to item IV. “Dick Sherman, a former Board member, stated that the Board’s attorney had advised that the slip owners were under no obligation to pay any of the amounts claimed by RMRC.
- III. **Treasurer’s Report** – Jessica presented the Board with a Treasurer’s report as of October 19, 2005. The checking account has a balance of \$48,456.79. Accounts receivable this month total \$1,065.51. Certificate of Deposit #100007753 has a balance of \$91,656.46. Certificate of Deposit #5194 has a balance of \$30,143.11. Certificate of Deposit # 5357 has a balance of \$22,726.12. The Board asked Jessica to check on the option of utilizing a money market account for our checking account in order to earn additional interest and to look into the current rates for Certificates of Deposits. The Board will determine in the spring how to move forward with these items. Bob Smith made a motion to approve the Treasurer’s report. Dennis McDowell seconded the motion. All members were in favor.
- IV. **Board Member Terms** – The By-Laws call for newly elected Board members to serve a two year term with the original terms set up as staggered terms. This year because of the number of sales of developer owned slips the number of appointed and elected Board members has changed causing an entire new slate of elected Board members with the exception of one appointed developer representative. Due to this there was a need to reestablish staggered terms. Three of

the elected Board members were appointed to two year terms and three were appointed to one year terms based upon the members receiving the highest number of votes. The Board reviewed and approved the term appointments.

- V. **Dock Boxes** – Tom suggested that we replace all of the dock boxes. The type Tom is looking at utilizing are identical to the ones on D Dock. Tom suggested this style because they are fiberglass and are more easily repaired. The box is approximately \$250.00 and the electrical panel for each box installed is approximately \$350.00. Bob Smith stated that he felt it is a community improvement and that it is prudent to replace all of the boxes and add an assessment to each owner's billing to establish a maintenance fund for items such as this. Bob Smith made a motion that we establish a maintenance fund to finance annual repairs and replacements such as dock boxes, wiring, gas tanks, etc. in the amount of \$200.00 per slip per year. Dennis McDowell seconded the motion. All members were in favor. Brent pointed out that the Board needs to do a reserve fund survey to develop a long term plan for the Certificates of Deposit.
- VI. **E Dock Extensions** – Geoff Bayliss suggested extending the 35' D docks by approximately four feet making them 39'. Board members discussed different items in relation to this request. The Board determined that they will continue discussions at upcoming Board meetings and no decision was made at this time. Geoff Bayliss will come up with a plan to present to the Board at a future meeting.
- VII. **Emergency Response Group** – Doug McBride suggested that the association form an emergency response group to respond to anyone stranded on lake. Anyone interested in serving on the response group should contact Doug McBride at (406) 837-4033.
- VIII. **Clubhouse Cleaning & Floor Cleaning** – In addition to their regular cleaning Step Safer will provide monthly floor cleaning in the clubhouse.
- IX. **Gas Shack Merchandise** – members expressed an interest at the annual meeting in having merchandise with the Yacht Harbor logo such as bath towels, boat flags, hats, bags. The Board of Directors authorized Tom and Jessica to spend up to \$5,000.00 toward an initial order for this merchandise. Tom and Jessica will take care of this item.

- X. **RMRC Additional Slips** – RMRC will be adding eight to ten slips at the South end of the marina.
- XI. **Landscape S end of parking lot** – The Lake View Villa owners asked Jessica to approach the Board with the request to have the south end of the parking lot that borders the Lake View Villas landscaped with grass and irrigation in a more aesthetically pleasing manner. The Board does not object if the Lake View Villa HOA would like to pay for and propose a plan to make improvements and maintain that area but that the Yacht Harbor has no plans for landscaping or irrigation at this time.
- XII. **Associate Membership** – we currently have only received payment for associate membership from seven of the twenty five owners. Bob Smith will draft a letter to send out to the owners stating that we have recently purchased a weed cutter and that if owners sign up for the associate membership the weeds around their docks and in the canal will be cut.
- XIII. **Courtesy Slips** – there are currently two docks at the end of the fuel dock that are owned by RMRC that in the past have been used as courtesy slips but this year one was used by the developer and one was rented out by RMRC. There are five spots located on the outside of A, B and D Docks. These spots will be designated as guest day use courtesy slips. Jessica will order five signs that state courtesy moorage provided by Eagle Bend Yacht Harbor – Please check in at the gas shack.
- XIV. **Function/Social Committee** – Geoff Bayliss is chairman of the committee. Geoff Bayliss stated that he would like to see us doing more social activities such as pancake breakfasts, sundowners, etc. Brent stated that the Association should budget for these events for the owners. The Board asked Geoff to come up with suggestions to present to the Board at the next meeting. Anyone with ideas or interested in helping please contact Geoff.
- XV. **More Solar Lights** – at the annual meeting a member requested that we install more solar lights on buoys. Tom will install four more solar lights on buoys in the amount of \$648.00. We also need additional lighting along the walkway. The Board authorized Tom to have the additional walkway lighting installed.

- XVI. **Weed Cutter Renting** – We will rent out our weed cutter with operator to any of the surrounding Homeowners Associations. This will help defray the cost of the weed cutter and Tom’s salary.
- XVII. **Muskrat Control** – The Board authorized Wallace Wildlife Services to trap muskrats in the canal again in November. Jessica will contract Wallace Wildlife to commence the work.
- XVIII. **Clubhouse Rental & Soroptomist letter** – the Board determined and Bob Smith made a motion that during the boating season defined by the time the dam is open that the clubhouse will not be allowed to be rented on Friday, Saturday and Sunday and holiday’s. Dennis McDowell seconded the motion and all members were in favor. The Board authorized an additional refund of \$150.00 to the Soroptomist's of Bigfork. The Board also clarified that the rental price includes only one day for the event, set up and clean up.
- XIX. **Dogs** – dog owners must keep their dogs on the leash and to clean up after their dogs waste.
- XX. **Attorney** –Bob made a motion that the Board authorize retaining an attorney to represent the Association in the future with any legal matters if necessary with a retainer up to \$1,000.00. Roy Hollandsworth seconded the motion and all members were in favor. Bob and Jessica will contact Angie LeDuc to see if she is interested and available and will obtain a cost schedule for services.
- XXI. **Updated Directory / Website** – The Board will investigate price options for a website and will discuss at the next meeting.
- XXII. **Marina Operations Manager Contract** – Brent proposed that we hire Tom Steffes on a year round basis. There is more work that can be done in the off season such as in the case of emergencies, weed cutting, pulling out pumps, etc. The Board approved a year round contract for Tom Steffes at \$25,000.00 per year.
- XXIII. **Property Taxes** – Jessica has been contacted by the Flathead County appraiser’s office regarding the individual assessing of property taxes for the slips. Bob Smith will try to obtain a copy of the past correspondence with the county regarding this issue at which time a decision had been made as to the status of the property taxes. Bob will work with Jessica on contacting the county to resolve this item.
- XXIV. **Next Meeting** –the next meeting will be held during the first week of March. A specific date will be determined in the future.

XXV. **Adjourn** – There being no further business the meeting was adjourned at 6:00 PM.

Respectfully Submitted,

Jessica E. Glazier

Business Manager