



Eagle Bend Yacht Harbor & Boat Slip Owners Association

P.O. Box 463 Bigfork, MT 59911 ♦ (406) 837-4536

jessica@jesmanagement.com

BOARD OF DIRECTORS MEETING

June 30, 2006

Marina Clubhouse 3:00 PM

- I. **Call to Order and Establish a quorum** – The meeting was called to order by President, Brent Hall at 3:05 PM. Board members present were President, Brent Hall; Secretary/Treasurer, Roy Hollandsworth, Ken Taylor, Dennis McDowell and Dan Manning. John Pearson and Bob Smith assigned their proxies. Guests present were John Agnew from Western States Insurance, Karen Hollandsworth, Rob Rotter and Geoff Bayliss. Also present were Marina Operations Manager, Tom Steffes and Business Manager, Jessica Glazier from JES Management, Inc.
- II. **Guest – John Agnew – review insurance renewal** – John reviewed the commercial policies for the Yacht Harbor. The policies have increased by only \$371.00. The clubhouse is still insured by RMRC. John suggested that this year once the new docks are finished we should revisit the actual replacement cost for the docks to apply to all docks on our policy. Roy Hollandsworth made a motion to accept the current bid as presented today and to revisit the replacement value of the docks currently presented. The motion was seconded by Ken Taylor and all were in favor.
- III. **Review and Approve minutes** – The Board reviewed the minutes from the April 19, 2006 Board meeting. All Board members were in favor of approving the minutes.
- IV. **Treasurer's Report** – Jessica Glazier presented the Board with a Treasurers report. The checking account has a balance of \$45535.33. Certificate of Deposit #100007753 has a balance of \$93,736.15; Certificate of Deposit # 5194 has a balance of \$30, 939.11 and Certificate of Deposit #5357 has a balance of \$23,110.73. Accounts Receivable in the form of outstanding dues currently totals \$21,548.00. Roy Hollandsworth made a motion to approve the Treasurer's Report. Dan Manning seconded the motion and all were in favor.
- V. **Management Update**
 - a. **Tom Steffes**
 - A. **Sink Holes** - RMRC will fill in some eroded areas near the docks with rock.
 - B. **Weather Station** - The National Weather Service will be putting up their weather station at the South end of the gas shack. The station will transmit to Blacktail Mountain and the information will be available on the internet.
 - C. **Dock Boxes** - The new dock boxes and replacement parts will arrive in one week and will be installed and billed to owners after installation is complete.
 - D. **Dogs** - Dogs in the marina have become problematic due to owners not cleaning up the waste. The Board discussed the possibility of not allowing dogs in the Marina at all. Tom will post additional signs indicating the location of the dog area. The Board will raise this issue at the Annual meeting. If the problem persists it is possible the right to have dogs in the Marina will be revoked.

E. **Tom employee status**- In follow up to the Insurance policy review; Tom stated that it is necessary for him to become an employee of the Eagle Bend Yacht Harbor Boatslip Owners Association for insurance liability purposes. Roy Hollandsworth made a motion to make Tom Steffes an employee and to adjust his wage to compensate for the Social Security and State and Federal Withholding. Dan Manning seconded the motion and all were in favor.

b. **Jessica Glazier** –

A. **Merchandise** - We have currently sold approximately \$1,800.00 of our new merchandise. We have had a very positive response from the members regarding the items we have for sale. Jessica expressed her gratitude to association member, Lisa Leichtfuss for her outstanding service and help. Lisa owns the company we have purchased the merchandise from and has been very accommodating in providing us with a variety of merchandise at prices and quantities that suit our marina needs.

B. **Website** - The website is in the final phase of development and should be up and running by the end of July at which time a flyer will be mailed out providing members with the website address and user name and password.

C. **Mosquito Abatement** - JES Management, Inc. contacted the county regarding mosquito abatement as per requested at the last Board meeting. The county indicated that they do not currently have funding for mosquito abatement in Bigfork.

OLD BUSINESS

VI. **Property Taxes Update**– Dan Manning wrote a letter to the county appraiser requesting that RMRC’s original request for individual assessor numbers for boat slips be rescinded. The assessor’s office has agreed at this time to keep the assessor numbers combined under the association as they have been. The assessor’s office did indicate that in 2007 they may revisit this decision. The Board agreed that if necessary, at that time, Association legal counsel will be hired to oppose the change to individual assessor numbers.

VII. **Approve Parking Lot Boat Storage Policy** – Dan Manning spoke to Flathead Electric and found that they have agreed to raise the power lines two or three feet. Dan will follow up with Flathead Electric to confirm the change. Dan Manning and Tom Steffes will evaluate exactly how high the power lines need to be raised in order to accommodate all of the boats we have parked in the parking lot through the winter and will work with Flathead Electric. This item will be tabled until the next Board meeting.

VIII. **Clubhouse & boat storage acquisition** – Dennis McDowell initiated a call to Tim Mahoney regarding the purchase of the Marina. Brent Hall read an email from Tim Mahoney which stated that Dennis did discuss the possible purchase of the marina assets with him and that RMRC would consider a price of \$350,000.00 as previously proposed to the membership several years ago. Tim suggested that a sale closing prior to completion of development would have a specific waiver that the marina association could not adopt an adverse position to RMRC resulting from it assuming ownership of the marina assets. Ken Taylor made a motion that in response to the emailed letter of intent dated June 20, 2006 from Tim Mahoney representing Rocky Mountain Recreational Communities that we accept, in principle, RMRC’s offer to sell the existing Clubhouse and Marina Facilities and all exclusive rights of use for the sum of \$350,000.00 contingent upon Committee and Attorney review. A final draft proposal

shall be approved by the full board and then by the membership. ~~requiring 67% approval of the Association Membership or Co-owners.~~ This agreement is contingent upon the affirmative vote of members of the Buyers Association in accordance with the applicable provisions contained in Buyers By-Laws, which includes but is not limited to approval of specific financial arrangements. Roy Hollandsworth seconded the motion and all Board members were in favor. Jessica will check with the banks regarding financing. Dennis and Ken will work with RMRC to obtain a buy sell to be reviewed by legal counsel. An explanation letter with a ballot will be sent to each member for a vote.

- IX. **RMRC dock extension** – the dock extension of eight slips is complete and RMRC has removed two slips.

NEW BUSINESS

- X. **Courtesy Slips** – Dan Manning stated that RMRC has been assessed for slips 29 and 30 on C dock. Dan stated that these slips have never been recorded and can not be sold therefore RMRC should not be charged for them. Dennis McDowell made a motion to not assess RMRC for the two slips and the slips are to be used only as courtesy slips never to be sold. Roy Hollandsworth seconded the motion and all members were in favor.

- XI. **Flathead Lakers** – August 30th – Brent Hall stated that he would like to offer the clubhouse to the Flathead Lakers to hold their Board meeting on Wednesday August 30th. The Board approved the request at no expense to the Flathead Lakers. The Board discussed that they would like to have the Flathead Lakers give a presentation at the Annual Meeting.

XII. Other New Business

- a. North Country Marine is hosting a Sea Ray event in Yellow Bay.

- XIII. **Next Meeting** – to be determined at a later date. A special Board meeting will be called when the Clubhouse and Boat Storage Acquisition Committee has obtained all of the information for presentation to the Board.

- XIV. **Adjourn** – there being no further business the meeting was adjourned 4:45 PM.

Submitted by:
Jessica E. Glazier
Business Manager
JES Management, Inc.