



# Eagle Bend Yacht Harbor

## ANNUAL MEETING SEPTEMBER 19, 2006

- I. **Call to Order and Establish a Quorum** – President, Brent Hall called the meeting to order at 9:15 AM. A quorum consists of forty nine owners represented either in person or by proxy. There were 51 owners represented in person and 26 represented by proxy.
- II. **Board Member Introductions** – Board members present were President, Brent Hall; Vice-President, Bob Smith; Secretary/Treasurer, Roy Hollandsworth, Ken Taylor, John Pearson, Dennis McDowell and Dan Manning. Also present was Marina Operations Manager Tom Steffes and Business Managers, Jessica Glazier and Jennifer Ferron from JES Management, Inc.
- III. **Approval of Minutes from September 17, 2005 Annual Meeting** - upon motion and second from the floor the minutes were unanimously approved.
- IV. **Treasurer's Report** – Jessica Glazier reviewed the Treasurer's Report with the membership. Upon motion and second from the floor the Treasurer's report was unanimously approved.
- V. **Management & Operations Overview**
  - a. **Business Operations Manager** - Tom stated that he attempted weed cutting this year but they were reseeding faster than he could keep them cut. Tom is currently in the process of working with government agencies to obtain the necessary permitting for a chemical application. The docks were steam cleaned this spring which enhanced their appearance and prolonged their life. The new dock boxes and replacement parts have finally arrived and will be installed. We replaced the drinking fountain, installed additional lighting along the sidewalks, replaced the holding tank pump out, installed televisions, cable and DSL hookup in the clubhouse and installed a dog waste station. The National Weather service installed a weather station on the side of the gas shack which can be viewed at [www.weather.gov/missoula](http://www.weather.gov/missoula). Tom also addressed cement maintenance and dam upgrades and repairs, both of which will be discussed with the Board. Dick Sherman asked what the Board found in their investigation of the self pump fuel option. Tom responded that the insurance on the self pump station was extremely high and the insurance company still required an attendant to supervise the use. Tom stated that he had difficulty with the buoys marking the river channel being taken out by debris. Tom suggested the installation of permanent pilings. An owner asked if the

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- channel is permanent enough to accommodate permanent pilings. Tom responded that although the channel fluctuates it is not enough to affect the use of permanent pilings. Tom gave an update on the search and rescue effort. One owner suggested elevating the request for a search and rescue team to the level of the county commissioners for funding. The Flathead Lakers are currently working with government entities to find funding for a search and rescue team. One owner asked for distinction between Steffes Marine and Tom Steffes as the association employee. Tom responded that the association has no liability outside of his duties as operations manager and he carries liability insurance for his Steffes Marine business. One owner suggested the Board look into providing Tom with an office space on site as well as facilities for power and water at the end of the parking lot.
- b. Jennifer Ferron from JES Management, Inc. reported to the membership that the web site will be launching by the end of the month. The web site will include DCCR's, By Laws, Rules and Regulations, upcoming events, Board and management contacts, announcements and a password protected slip owners roster. We will be sending out an info sheet to each owner in order to obtain the correct information for each member for the roster. The info sheets will also provide owners with the option of keeping their phone numbers and email addresses private and not posted with their other contact information on the roster. Jennifer also asked the membership if they liked the logo merchandise that was for sale in the gas shack this year and asked for any suggestions of additional items.

- VI. **President's Overview** – President, Brent Hall stated that he appreciates the exemplary management job Tom Steffes, Jessica Glazier and Jennifer Ferron are providing for the association. Brent gave special recognition and thanks to Geoff Bayliss for the outstanding Social events. Ken Taylor, Dennis McDowell, Bob Smith and John Pearson have been working hard toward the acquisition of the clubhouse and marina. Ken Taylor presented the Board with an update on the acquisition. We have entered into a purchase agreement with RMRC for the marina facilities for the amount of \$350,000.00. The boat storage facility is a separate entity that has not yet received final plat. Because RMRC can not guarantee final plat approval they have agreed to an exclusive perpetual easement and 99 year lease for one dollar per year and upon final plat will deed ownership of this facility to the association for a \$1.00 transfer fee. Dick Sherman suggested the Board obtain an appraisal on the property. Dick pointed out that the membership already has an easement for the use of the facility and asked what we are actually purchasing. Brent Hall and Bob Smith explained that although the membership has an easement it is important to purchase the property and facility so that the membership has ultimate control of the future of the facility because as it is now the developer has the right to sell to anyone, make changes, property line adjustments, etc. Purchasing the facility is a means of the members working together to enhance the value and secure the future of the member's investments. Geoff Bayliss suggested we look at condominiumizing once we purchase. One owner asked if the purchase of the property would have any affect on the ability of members to overnight on their boats in the marina. The Board responded that it does not.
- VII. **Amend By Laws (Article I, Section 1.7 (c) (iv)** – in order to accommodate the membership with a more convenient annual meeting date a motion was made to change the

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annual meeting date to the third Saturday in June at 9:00 AM. The motion was seconded and the members unanimously approved.

- VIII. **Pass Out Ballots** – ballots were handed out to the members to vote on the three open Board of Directors positions.
- IX. **Nominations from the Floor** – President, Brent Hall called for nominations from the floor. Bob Smith nominated Geoff Bayliss and the nomination was seconded. Bob Smith nominated Ken Taylor and Dennis McDowell for new terms for the Board of Directors and the nominations were seconded. Karen Hollandsworth nominated Bernie Slogotsky and the nomination was seconded.
- X. **Election of Board of Directors** – the ballots were counted and the newly elected Board members were Ken Taylor, Dennis McDowell and Bernie Slogotsky.
- XI. **New Business** – one member suggested the association provide a list of volunteers willing to volunteer their time giving new boat owners boat handling and tying assistance.
- XII. **Adjourn** – there being no further business the meeting was adjourned at 11:00 AM.

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

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Secretary

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Date

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