



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

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### **BOARD OF DIRECTORS MEETING**

**July 31, 2007 3:00 PM**

**JES Management, business office ~ 857 Grand Avenue**

- I. **Call to Order and Establish a quorum** – Board members present were President, Brent Hall; Vice-President, Bob Smith; Bernie Slogotski, Ken Taylor, Dennis McDowell and Dan Manning. Guest present was Greg Oswood. Managers, Tom Steffes and Jessica Glazier were also present.
- II. **Election of Officers** – upon motion and second the Board unanimously resolved to maintain the officers the same as last year. President, Brent Hall; Vice-President, Bob Smith and Secretary/Treasurer, Roy Hollandsworth.
- III. **Guest – Greg Oswood** – Mr. Oswood addressed the Board regarding the mooring of boats on the outside of his slip which is an end slip location. There have been different boats placed in this location throughout the season and Mr. Oswood asked the Board to consider his request for not allowing this type of revolving use. The Board stated that they will review the request at this Board meeting under new business and Brent will follow up with Greg tomorrow.
- IV. **Review and Approve minutes from June 4, 2007 Board meeting** – upon motion and second the Board unanimously approved the minutes from the last Board meeting.
- V. **Financial Report** – the financial report will be provided via email within the next week.
- VI. **Managers Report** – Tom Steffes & Jessica Glazier
  - a. *Member info sheets & insurance* – a letter was recently sent out to most of the membership who had not returned either their info sheet and/or their current proof of insurance. We have had a great response for this second request. It is important for the membership to understand that **this information must be filled out and returned every year regardless off whether or not there have been any changes.** This information is critical to both managers and staff.
  - b. *Channel marker pilings* – the pilings are installed and have greatly increased the visibility and safety in utilizing the channel.
  - c. *Dam* – we are currently losing water from the harbor at an accelerated rate and we need to address the upcoming potential problem of leaking water and implementing a contingency plan to pump or replace the water that is leaking out of the marina throughout the winter as well as determining where the breach is occurring and possible solutions to remedy the problem.
  - d. *Trailer Parking Lot* – the trailer storage area is overcrowded as we currently have more trailers than we have room and there are still several slips with no boats in them that are not utilizing the trailer area. The Board discussed potential alternatives. One of the contributing factors is that there are some owners who have multiple trailers in the storage area and only own one boatslip.

### **OLD BUSINESS**

- VII. **Boat storage acquisition update** – Dan Manning reported that RMRC is still working on completion of the contingencies and has just one item left with Bigfork Water & Sewer to be addressed in order to obtain final approval and should be complete by late fall.

- VIII. **Parking lot boat storage / wire raising** – Dan Manning is still pursuing a solution to this problem with Flathead Electric Co-op.
- IX. **Manager's Office Committee** – Roy Hollandsworth, Ken Taylor & Tom Steffes – Ken Taylor proposed installing a 10 x14 office space in the SE corner of the clubhouse locker area. Ken stated that this is the least expensive option and provides Tom with full view of the parking lot and part of the marina. Brent suggested putting the office on the shower building and he will donate the materials which should make this option approximately the same cost. Another option discussed was installing an office in the upstairs of the clubhouse. Dennis stated that he feels it is important to have Tom in a more out front public location. Dennis and Dan both suggested that we obtain bids for both options. Brent stated he felt it is important to look at the best long term interest of the association. Bernie stated he believed the best long term solution is to utilize the shower building.
- X. **Reserve Study** – Dennis McDowell reported that his preliminary findings show that we need to accumulate approximately \$250.00 per slip per year that is earmarked for reserves. Dennis McDowell and Bob Smith will prepare a complete reserve analysis report for the Board to review at the next meeting.
- XI. **Clubhouse Use Committee Update** – Ken Taylor reported that he has met with Jessica and suggested keeping the current policy in place and suggested marketing the clubhouse at fair market value for rental use in the off season October – December. The Board discussed the variables with renting to members or non members, renting to charitable organizations and various fees involved with renting. Brent and Ken will continue to work on this item and a survey will still be sent out to the membership.
- XII. **Status of membership ownership & corporate structure & DCCR revisions** – Bernie Slogotski reported. Bernie presented the Board with a redlined handout of the proposed revisions to the DCCR's, By Laws and Rules & Regulations that was drafted by Bernie and association legal counsel. The Board members will take the handout and review it and email comments to Bernie within two weeks to compile and then the Board will hold a special meeting to finalize the revisions.

#### **NEW BUSINESS**

- XIII. **Completion of 310 Permit** – Brent presented the Board with the official 310 permit for the channel marker pilings which was approved by US Fish & Wildlife Services, Flathead County Planning & Zoning office, DNRC, US Army Corp of Engineers, FERC, USFS Flathead National Forest and MT Department of Environmental Quality. Brent suggested we write a letter to Pete Woll and Larry Van Rinsum of the Flathead Conservation District thanking them for their help in accomplishing this project in a timely manner.
- XIV. **Parking** – we have received several complaints from members that a vehicle has been left unattended in the parking lot. The Board unanimously resolved that the owner will be contacted and asked to remove his vehicle immediately and be asked to utilize alternative storage and that if the vehicle is not moved or if it is left unattended again in the future it will be towed.
- XV. **Dam Committee** – given the information presented today a committee was formed to investigate all possibilities of this issue. Ken Taylor, Bob Smith and Tom Steffes will serve as the committee. Greg Oswood offered to assist the committee in any way he can.
- XVI. **Trailer Storage Problem** – Upon motion and second the Board unanimously resolved that due to the congestion of the trailer storage area that a policy will be implemented and enforced allowing only one trailer per boatslip in the storage area. Members must have their decals on their trailers if they are in the storage area and any owner with more than one trailer per one boatslip must remove them immediately.
- XVII. **Satellite** – Tom stated to the Board that several members have expressed their desire to temporarily attach satellite dishes on poles attached to the docks. The Board asks the

membership to use common sense and be a good neighbor in regard to this item and the Board will address this item if it becomes necessary in the future.

- XVIII. **Temporary Mooring** – the Board discussed Mr. Oswood’s request. Upon motion and second the Board unanimously resolved that the boat currently renting this space as well the other outside areas will be moved to a slip offered by RMRC and this area as well as all other outside spaces will be used for emergency and occasional short term guest use only.
- XIX. The Board of Directors is exploring the possibility of applying for a permit to install six or seven additional slips to sell for capital to finance the association reserve fund.
- XX. **Managers Office** – The Board further discussed the different options and resolved to obtain estimates for each option to review at the next meeting.
- XXI. **Next Meeting** – Bernie will call a meeting near the end of August with the Board when all of the Board members have given their feedback on the DCCR revisions.
- XXII. **Adjourn** – there being no further business the meeting was adjourned at 6:00 PM.

Submitted by:

Accepted by:

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Jessica E. Glazier  
Business Manager  
JES Management, Inc.

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Roy Hollandsworth  
Secretary/Treasurer  
Eagle Bend Yacht Harbor Board