



Eagle Bend Yacht Harbor & Boat Slip Owners Association

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BOARD OF DIRECTORS MEETING
Monday March 3, 2008 3:00 PM
JES Management, business office - 857 Grand Avenue

- I. ***Call to Order and Establish a quorum*** – the meeting was called to order at 3:00 PM. Board members present were President, Brent Hall; Vice-President, Bob Smith; Secretary/Treasurer, Roy Hollandsworth, Dennis McDowell and Mark Sherman. Board members Ken Taylor and Bernie Slogotski participated via conference call. Member guests present were John Stalowy and Lane Ross. Also present was Business Manager, Jessica Glazier from JES Management, Inc. and On Site Marina Manager, Tom Steffes.
- II. ***Guests John Stalowy and Lane Ross address Board***
 - a. ***John Stalowy*** addressed the Board regarding his concern for security on the docks as he had several items stolen from his boat last summer. He also expressed his support for building up financial reserves, stated his opinion that the clubhouse use should be limited to members only and his opinion that the dock boxes are a common element and their appearance should meet a visual standard in keeping with the spirit of the community however, if a boat owner damages one, they should be responsible for it's replacement or repair.
 - b. ***Lane Ross*** addressed the Board regarding a mass mail letter he received from the MT Department of Revenue requesting information relevant to his recent purchase of an Eagle Bend Yacht Harbor boat slip. This letter follows other attempts on the part of the state to assign individual assessor numbers to each boat slip. The Board resolves, as they have in the past, that the boat slips should not be assessed taxes on an individual basis but should be taxed as a whole through the Association. The Board unanimously resolved to obtain legal counsel opinion as well as a response letter from legal counsel to the MT Department of Revenue stating their opposition. Mr. Ross stated that he will contact the business manager if he receives any follow up correspondence from the Department of Revenue. The Board requests that any owners receiving any similar material from the Department of Revenue pass the information on to the Board through the management office.
- III. ***Review and Approve minutes from January 3, 2008 Board meeting*** - upon motion and second the Board unanimously approved the minutes.
- IV. ***Treasurer's Report*** – Jessica reviewed the financial reports with the Board. Upon motion and second the Board unanimously approved the Treasurer's report.
- V. ***On Site Marina Manager Report*** – Tom Steffes provided a report. Several items were discussed in further detail later in the meeting.
 - a. Tom suggested the installation of ***security cameras***. The cameras can be hooked into our Wi Fi system. The cost of the system Tom found is around \$2,000.00

- b. **Ramp repair bids**- Tom obtained a bid from Currier's Welding for the Board to review.
- c. **Walkway lights** – Tom stated that this project will finally be completed before the opening day of the season.
- d. There are numerous repairs needed to the **dock boxes**. Much of the damage was incurred from a wind storm late last fall.
- e. There are **pump house door lock and gate repairs** in progress.
- f. Tom suggested the **installation of a power meter at the south end of the trailer lot**. Tom stated that the big boat owners have agreed to offset the expense if necessary.
- g. Tom suggested that if we **decrease the annual rental fee for the storage lockers from \$100.00 to \$50.00** we will have more rentals and triple our income.
- h. **Dam status** – the dam is working very well and we are losing only a fraction of the water we did last year.
- i. The **weeds in the trailer lot** need to be killed. Jessica will ensure that this is included in our landscape maintenance contract for the upcoming season.
- j. Tom indicated that we need to consider purchasing **new meters for our fuel pumps** as the current meters max out at \$4.00 per gallon. The Board agreed that Tom should obtain some pricing information to present to the Board for approval.
- k. Tom stated that there are **five toilets that need new controls and one urinal that needs repair**. Tom estimated the expense at approximately \$400.00.
- l. The **Flathead County Sheriff's office has a 28 ft. boat to patrol the lake with**. Tom stated that he has been involved with the boat and will be a certified operator with 24 hour emergency access. The vessel will have night operation ability / radar / night vision capacities and is set up with a tow tower and winch. Tom suggested that it would be a great opportunity for the association to provide free mooring for the boat.
- m. Tom stated that the Board needs to make decisions relative to **aquatic weed control**.

OLD BUSINESS

- VI. **On Site Marina Manager job description** - the job description for the position of "On Site Marina Manager" has been finalized and approved by the Board as well as signed and agreed to by Tom Steffes.
- VII. **Weed Control** – President, Brent Hall asked Jennifer Anderson from JES Management to report to the Board on some calls Brent had asked her to make in regard to chemical control of weeds. Jennifer reported that she had been in contact with two different resources who have provided information. One chemical company out of Spokane, WA has a certified weed applicator who is an expert in this area. The specialist will visit the marina free of charge and help us to develop an appropriate chemical management plan specifically for the marina. Tom Steffes and Lane Ross, owners of Aqua Weed Pro of Montana, LLC in conjunction with Aquatic Weed Abatement of Montana LLC, owned by Tom Steffes provided the Board with a proposal for \$41,360.00 for aquatic weed control for the upcoming year that consists of both weed harvesting and chemical weed application. Tom stated that the proposal is for the main waterway and around the docks and does not include the canal area and

that the association would be responsible for the cost of any insurance he is required to carry for the chemical application. The Board discussed the pros and cons of both methods of weed control. President Brent Hall appointed an ad hoc committee consisting of Roy Hollandsworth, Lane Ross, Tom Steffes and the aquatic weed expert Jennifer has been speaking with from Spokane, WA to meet and look at the marina as soon as the ice melts in order to formulate a management plan specific to the Eagle Bend Yacht Harbor Marina's needs to present to the Board for review and action.

- VIII. ***Boat storage acquisition update*** – we are currently waiting on the deed from RMRC. Jessica has been in contact with Dan Manning who is waiting for finalization from the county.
- IX. ***Amendment Finalization*** – the Board received no comments from the membership regarding the redline amendment that has been posted on the website. As soon as we receive the boat storage deed we can have the area surveyed in order to obtain the proper legal description to include in the final amendment. The amendment will be filed immediately upon completion of these items.
- X. ***Approve launch ramp bid*** – upon motion and second the Board unanimously approved the bid from Curriers welding in the amount of \$10,500.00. Tom Steffes pointed out that the bid did not include crane costs. Brent volunteered his boom truck to pick up and deliver the sections rather than hire a crane for the additional fee.
- XI. ***Follow up on inquiry to insurance for wind damage*** – management is in the process of compiling information for a possible insurance claim for damages incurred to the dock boxes from a wind storm late last fall. Tom will have an itemized list to Jessica by the end of the week.
- XII. ***Discuss cable shut off possibility*** – the total annual savings if the cable is turned off during the off season is \$504.00. The Board determined that the clubhouse was used regularly by members over the winter to watch football games, one owner rented the clubhouse for a Superbowl party and Tom Steffes pointed out that it would be necessary if we install a security camera. The Board resolved that the cable will be kept on all season.
- XIII. ***Property tax legal issue*** – As was determined above the Board resolved that Glazier Law Firm will be retained to provide a legal opinion as well as an official response letter to the Department of Revenue.
- XIV. ***Update on potential installation of new docks*** – the committee is in the process of contacting the various governmental agencies whose approval is necessary. The sale of the slips will first be offered to the membership at a lottery sale. The price will be determined by fair market value.

NEW BUSINESS

- XV. ***Security System*** – upon motion and second the Board unanimously approved expenditures not to exceed \$2,500.00 for the purchase of a security camera system. The Board unanimously resolved to provide free docking for the Flathead County Sheriff's office boat.
- XVI. ***Locker rental fee decrease from \$100 per year to \$50 per year*** – upon motion and second the Board approved with one opposed vote to reduce the locker rental fee from \$100.00 to \$50.00 per year. Lockers will be rented on a first come first serve basis. Members should contact the management office.
- XVII. ***Dam Membrane Bladder*** - Bob Smith reported that the original engineer of the dam bladder membrane recently visited the marina and inspected

the bladder. It was his opinion that it is in good condition but he had no estimate or guarantee on life expectancy.

- XVIII. **Email Update** – with the dues statements the management office recently sent a request for email addresses. The association is attempting through email to accomplish two goals 1) a decrease in postage and copy expense by utilizing email for billing statements, bulletins, etc and 2) an increase in the amount and frequency of communications by utilizing the ease and affordable method of email. Out of 191 slips we have yet to receive the email information for 55 owners. The Board requests that the remaining 55 please return the attachment with their email information.
- XIX. **Marina Opening** – the marina will be open upon the management’s discretion regarding water levels and weed control measures. The opening date is usually somewhere between May 15th and May 31st .
- XX. **Next Meeting** – Friday May 16th 3:00 PM.
- XXI. **Adjourn** – there being no further business the meeting was adjourned at 4:45 PM.

Submitted by:

Accepted by:

Jessica E. Glazier
Business Manager, JES Management, Inc.

Roy Hollandsworth
Secretary/Treasurer, EBYHBSOA