



EAGLE BEND YACHT HARBOR & BOAT SLIP OWNERS ASSOCIATION

EAGLE BEND YACHT HARBOR BOARD MEETING

Friday, September 11th, 2009 3:00 PM

JES Management Conference Room – 857 Grand Avenue

- I. Call Meeting to Order and Establish a Quorum** – A quorum was established and the meeting was called to order at 3:06 PM. Board Members present were President, Bob Smith; Vice-President, Bernie Slogotski; Secretary/Treasurer, Ken Taylor and Board Member, Lane Ross. Bob Livesay joined the meeting later via conference call. Roy Hollandsworth was unable to attend but gave his proxy to Bernie Slogotski. Jessica Glazier and Sharla Ferron from JES Management were also present.
- II. Approve Minutes from August 1st, 2009 Board Meeting** – President, Bob Smith reminded the Board Members that the minutes are sent out via e-mail for approval from the Board Members. In order for them to be posted to the website in a timely fashion, they must be approved by all Board Members. Upon motion and second the minutes were unanimously approved as written.
- III. Treasurer's Report** – Jessica Glazier presented the Treasurer's Report. The Association's total current equity is \$524,526.26. The equity is comprised of the following amounts: Operating Fund - \$77,747.05; Property Tax Fund - \$18,773.74; Reserve Fund - \$62,832.55; Building Fund - \$365,172.92. The Board discussed the status of the 9 slip owners with outstanding dues. Three of those slips have filed bankruptcy and liens have been filed on the 4 others. After a brief discussion among the Board, Bob Smith explained that due to the DCC&R's, the Association cannot collect once a foreclosure has taken place. The Board considered the possibility of amending the DCC&R's to state that the Bank taking over in foreclosure should be responsible for past due amounts. Bernie Slogotski will research this item further. Bob Smith requested a copy of the property tax assessment when it comes in. Upon motion and second the Board unanimously approved the Treasurer's Report as presented.

OLD BUSINESS

- IV. Review Clubhouse Questionnaire Feedback** – After reviewing the clubhouse questionnaire, the majority of the slip owners voted for the following:

“During the off-season, the clubhouse is to be winterized and will not be available for rent. During the boating season, the clubhouse will be available for rent but will be open to the other members during rental.”

Sharla Ferron explained that although the above was the majority, there were several other opinions and suggestions. Secretary/Treasurer, Ken Taylor, proposed that the Board form a committee to review each questionnaire and base their revisions to the current policy on the feedback provided from the Slip Owners. Ken Taylor and Bob Livesay will serve on this committee.

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- a. **Review Slip E5 Clubhouse Rental Request** – Slip E-5 requested to rent the clubhouse on Sunday, October 11, 2009 for a birthday party with no more than 30 guests. Since the date requested is questionable as to whether or not it will be boating season or off-season the Board unanimously resolved that the slip owner can utilize the clubhouse, as a member of the Association, but not exclusively. Slip Owner should pay a deposit fee.

NEW BUSINESS

- V. **Head Dock Attendant Maintenance Timeline** – The Board reviewed the Hans Carlson's proposed Maintenance Schedule. Items to be added to this list include the following:

- a. Mount solar powered lights to the entrance sign at the river;
- b. All dock box lids and utility covers need locked every winter;
- c. Monitor snowfall on shrunk wrapped boats and contact owners if snowfall is too heavy;
- d. The chains currently in place are the most convenient way to hold the gates open and the Board resolved to keep them in place;
- e. The clubhouse door needs to be addressed;
- f. The soffit on the backside of the clubhouse needs repaired;
- g. Traps for wasps should be in place next spring;
- h. Power washing of docks, sidewalks and parking lot should be accomplished every spring; and
- i. Compile a list of necessary repairs to dock boxes that were damaged by owners in order to be billed to homeowners for reimbursements.

There was a brief discussion among the Board regarding the benefits of keeping a wage limited employee to work on site annually. Upon motion and second the Board unanimously approved Hans Carlson to work at an hourly rate up to \$10,000.00 for the months of November 2009 through April 2010 to accomplish the tasks proposed in his Maintenance Schedule. Hans Carlson must provide weekly updates to JES Management describing what tasks have been accomplished and how much time was spent per task. JES Management will compile a time sheet reflecting hours worked and projects completed.

- VI. **Weather Station Status** – The Board reviewed an e-mail from Peter Felsch from the National Weather Service in regard to the weather station on the fuel house. The National Weather Service has requested a one time \$6,000.00 upgrade fee and a monthly fee of \$30.00 for transmission service. Upon motion and second the Board unanimously agreed to notify the National Weather Service that Eagle Bend Yacht Harbor will not be participating in the upgrade or keeping the weather station operational. JES Management will draft this letter.

- VII. **Contact Information Distribution** – Jessica Glazier requested that the Board record in the minutes the procedure for distributing contact information to members. Bob Smith explained that under Montana State Law the Association is obligated to provide all information kept upon request from a homeowner, regardless of whether or not individual homeowners have requested it to be kept confidential. After a brief discussion the Board resolved that e-mail addresses, phone numbers and credit card information are kept on behalf on SenEarthCo and not for the purposes of Association

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records. Therefore, upon motion and second the Board unanimously approved the following procedure:

Upon request, a member of the Eagle Bend Yacht Harbor shall be furnished with the information provided by Flathead County which includes slip number, name and mailing address. If any owner has provided written consent a member may also obtain additional contact information which includes e-mail addresses, cell phone numbers and fax numbers.

VIII. Managers Report

- a. **Solar Lights in Chanel** – Sharla Ferron indicated that the pilings in the channel are in need of maintenance such as re-painting and solar light replacement. The Board discussed the possibility of installing strobe lights to the first set of pilings when you are coming off the lake in order to be easily found. Lane Ross indicated that the Association must obtain approval from the proper agencies in order to do so. Lane Ross proposed that the Board form a Committee to perform the maintenance on the pilings. Lane Ross and Bernie Slogotski will serve on this Committee. The Committee will further research plastic sleeves for the pilings instead of paint and removal of the red buoy. The Committee will have a maintenance plan to the Board before spring.
- b. **Review Proposal for Concrete Repair on A Dock** – The Board reviewed the proposal and discussed the possibility of the platform sinking again. The Board resolved to obtain a bid to have the platform filled with blacktop as it is easier to patch and more flexible than concrete. JES Management will obtain a new bid. The Board also discussed that the Head Dock Attendant must address all safety concerns and have them repaired immediately.
- c. **Review Status of Diesel** – Great Northern Fuel has agreed to purchase the remainder of the diesel in the tank for \$2.06 per gallon. Upon motion and second the Board unanimously approved to sell the diesel to Great Northern Fuel and fill the tank with gasoline. Sharla Ferron will consult with a professional to review what requirements there are to make this transition.
- d. **Review Legal Notices** – This item was addressed in the Treasurer’s Report.
- e. **Spill Prevention, Control & Countermeasure Plan Update (SPCC)** – Sharla Ferron updated the Board on progress related to the SPCC plan requested by Western States Insurance. After being requested to provide an SPCC plan under insurance requirements and consulting with Bob Smith, JES Management consulted with a professional engineer to submit the plan. After consulting with the engineer and the DEQ, the DEQ indicated that the Eagle Bend Yacht Harbor is exempt from filing this plan. The insurance provider is still requiring the SPCC and Western States Insurance is researching switching providers. Lane Ross indicated that insurance companies are requiring people to move their fuel tanks above ground and that may be the underlying message.

IX. Aquatic Weeds

- a. **Review Proposal from Wright Company** – The Board reviewed the proposal from Wright Company to chemically treat the aquatic weeds. The Board had the following concerns regarding this proposal:

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1. Time of application
2. Areas to be treated
3. Application ratio
4. Type of chemical
5. The Association can apply for a grant

Bob Smith will consult with Lyle Wright to address these concerns.

X. Review of Management Proposals – Bob Smith proposed that the meeting be adjourned and relocated to discuss this item in executive session. The JES Management staff left the office in order to provide adequate privacy for discussion among the Board. The Board reconvened in executive session after a five minute break.

XI. Set Next Board Meeting Date – The scheduling of the next Board Meeting was tabled.

XII. Adjourn – There being no further business the meeting was adjourned at 5:04 PM.

Submitted by:

Accepted By:

Sharla Ferron
Property Manager
JES Management

Ken Taylor
Secretary/Treasurer
Eagle Bend Yacht Harbor HOA Board