



EAGLE BEND YACHT HARBOR  
& BOAT SLIP OWNERS ASSOCIATION

**EAGLE BEND YACHT HARBOR BOARD MEETING**  
Friday, April 16<sup>th</sup>, 2010 at 12:00 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 12:02 PM. Board Members present were President, Bernie Slogotski; Secretary/Treasurer, Ken Taylor and Board Members, Lane Ross, Bob Livesay and Bob Smith. Roy Hollandsworth attended via conference call. Vice-President, Mark Sherman was not in attendance.
- II. **Review & Approve Agenda Items** – The agenda items were reviewed. The Board requested to add an item to discuss nominations for the upcoming election. Subject to this addition the agenda was approved.
- III. **Introduction of Marina Staff** – As a result of the revised management contract, the marina staff is now employed by JES management. The new marina staff, Cole Browning and Matthew DeFries gave a brief introduction. Jade Bosic was not in attendance.
- IV. **Approve Minutes from November 14<sup>th</sup>, 2010 Board Meeting** – Upon motion and second the minutes were unanimously approved.
- V. **Treasurer's Report** – Jessica Glazier gave the Treasurer's Report. The Association's total current equity is \$561,508.44. The equity is comprised of the following amounts: Operating Fund - \$95,895.69; Property Tax Fund - \$20,660.13; Reserve Fund - \$79,779.70; Building Fund - \$365,172.92. The Board requested that JES Management e-mail the Board the financials each month in addition to posting them on the website. The Board also discussed the 7 slipowners with delinquent accounts. Upon motion and second the Treasurer's Report was unanimously accepted.
- VI. **Managers Report**
  - a. **Status of Implementation of Management Agreement Schedule B Specified Services and Duties** – Jessica Glazier gave a brief update on the status of the services and duties outlined in the schedule B of the management contract.
  - b. **QuickBooks Point of Sale Software** – Sharla Ferron proposed upgrading from a manual bookkeeping method to the QuickBooks Point of Sale software for the gas shack. The total expense of this upgrade would be \$1,199.99. Upon motion and second this expense was unanimously approved.
  - c. **Fuel Management Procedures**
    - i. **2010 Fuel Provider & Octane Level** – Due to the problems after switching fuel providers, JES Management recommended switching back to City Service Valconn. City Service does not currently supply non ethanol 87 octane fuel therefore the 2010 fuel supply for Eagle Bend Yacht Harbor will be 91 octane non ethanol fuel and 87 octane fuel. The fuel drop pipes and



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pumps have been labeled accordingly. The Board unanimously approved this procedure for fuel supply in 2010.

- d. **Special Projects Status** – The Board reviewed the job tracking worksheet and Jessica Glazier gave a brief update on the status of each job. Several items are in progress and many have been completed.
- e. **Dam Update** – Cole Browning gave an update on the status of the dam. In 2009, a former employee indicated that there may be a problem with the bottom plate. Cole Browning, Bobby Ostregard and Scott Bradstreet determined that the plate was flipped the wrong way and had nominal damage that will need to be addressed. Kevin's Excavation was contracted to flip the bottom plate the right way. The damage to the plate consisted of a bent corner and three broken eyelets connecting the chain to the plate. Kevin Sears will be contracted to weld the broken eyelets this fall. The dam is now prepared to be properly lowered in the spring.
- f. **Boat Launch Gate** – In an effort to control any contamination of noxious weeds the Board requested JES Management propose an affordable and practical solution. Sharla Ferron proposed installing a nautical themed locked gate at the boat launch consisting of tamarack pilings and a chain connecting them. The approximate cost of this gate was \$1,519.26. Upon motion and second this expense was approved with 5 in favor and 1 opposed.
- g. **Maintenance Issues**
  - i. **Dock Floats** – The Board requested that Cole investigate why B dock sits lower to the water than C dock. Cole discovered that the floats on B Dock are filled with foam that is saturated in water. Dock Masters has been on site to inspect the floats and will submit a bid to replace any damaged floats. Bob Livesay suggested that the manufacturer of the floats, Atlantic Decko installed the system and may have some further insight.
  - ii. **Boat Launch ramp** – The Board reviewed pictures of the bowed concrete at the boat launch and bids for repair. Upon motion and second the Board unanimously approved the bid from Currier's Welding to install 2 additional metal plates over the concrete slabs. The Board also requested that Currier's provide an additional bid to reinstall the existing metal plates plus any additional plates needed to extend all the way to the end of the concrete ramp.
  - iii. **Bulge at Dam** – The Board reviewed pictures of a suspicious bulge of dirt at the dam. Lane Ross presented a theory that there may be a leak allowing water to seep from the marina, around the concrete dam and into the river creating a bulge at the bottom. The Board will evaluate this item further on site following the Board Meeting.
- h. **Method of Distribution for 2010 Stickers** – JES Management recommended that the 2010 boat and trailer stickers be available for pick up at the gas shack and/or

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the dock attendants may stick them on upon request from the boat owner. The Board unanimously approved this method.

- i. **2010 Social Catering** – An estimate for a pig roast social was presented. This estimate was not within the budget and was not approved. The Board requested that JES Management rotate the side dish assignments for the potluck.
- j. **Set Annual Meeting Time** – The annual meeting shall be June 19<sup>th</sup>, 2010 at 10:00 AM with a social immediately following.
- k. **Review and Approve Newsletter** – The Board reviewed the newsletter prepared by JES Management. Upon motion and second the newsletter was approved pending the suggestions made by the Board.

The Board took at 5 minute recess.

**COMMITTEE REPORTS**

- VII. **Clubhouse Rental Policy Committee** – Ken Taylor and Bob Livesay gave the clubhouse rental committee policy report. There was a discussion regarding the current policy and the suggestions collected from the questionnaire in 2009. The Board resolved that the committee will propose a revised policy at the Annual Meeting to be accepted by the Membership.
- VIII. **Weed Abatement Committee** – Bob Smith and Lane Ross gave the weed abatement committee report. In January, JES Management requested the Committee draft a scope of work describing the work to be done in detail specifying the location, method of treatment and timeline involved and the exact nature of the work to be done in order to obtain bids. Bob Smith will draft the scope of work. Upon receiving the scope of work, JES Management will obtain competitive bids for review.
- IX. **Channel Marker Upgrade Committee** – Bernie Slogotski and Lane Ross gave the channel marker upgrade committee report.
  - a. **Round Up For Safety Grant** – JES Management applied for a grant on behalf of the Association from Round Up for Safety to help fund this project. The grant was approved and a contract has been signed to begin work. The grant will fund the entire project except for shipping expenses. May 15<sup>th</sup>, 2010 is the projected completion date.
- X. **Security Committee** – Bob Livesay gave the security committee report. This committee was formed in 2008 to obtain bids to upgrade the safety measures at the marina. Upon further investigation, the Board concluded that there was not an urgency or adequate budget for this type of upgrade. The Board resolved to table any further action from this committee.
- XI. **Ad Hoc Management Advisory Committee** – Bernie Slogotski and Ken Taylor gave the management advisory committee report. One of the provisions of the revised management contract was a management advisory committee. This committee was

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formed to create a liaison between Board Members, Slip Owners and Management. A formal committee was not immediately appointed therefore Ken Taylor and Bernie Slogotski served as the informal committee. Bernie proposed that he and Ken continue serving on the committee until the Annual Meeting. The Board unanimously agreed.

**NEW BUSINESS**

- XII. Review Landscape Maintenance Proposals** - The Board reviewed the landscape maintenance proposals. Upon motion and second the Bloomin Flo proposal was unanimously approved.
- XIII. Western Governors' Association Annual Meeting** - The Western Governors Association Annual Meeting will be June 27<sup>th</sup> - 29<sup>th</sup>. Lane Ross requested the Board consider allowing him to host a small reception during this time in which he will take guests out on his boat. Groups will be limited to under 30 guests. Upon motion and second this event was unanimously approved by the Board.
- XIV. Fuel Pricing** - Fuel prices shall be set at 30% over purchase price and are to be readjusted with each purchase.
- XV. Slip E15** - Slip E15 requested that the clubhouse be opened early for those who would like a place to clean their boats. The clubhouse will open May 15<sup>th</sup>, 2010.
- XVI. Slip E23** - Slip E23 submitted a request to modify his boat slip. He has a large boat and struggles with the wind blowing the boat into his neighbors area. He would like to install a divider dock that matches the existing materials. Upon motion and second the Board requested Slip E23 get written permission from their neighbor. This item was tabled until that response can be reviewed.
- XVII. Board Member Nominations** - The Board discussed the 4 terms that will be up for election in 2010. A section was added to the newsletter requesting nominations from the membership. Board Members whose terms expire will submit their names and bios if they will be re-running.
- XVIII. Set Next Board Meeting Date** - The next Board Meeting was set for Friday, June 18<sup>th</sup>, 2010. The time and place are to be determined at a later date.
- XIX. Adjourn** - The Board adjourned to the marina for further examination of the bulge at the dam at 4:00 PM.

Submitted by:

Accepted by:

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Sharla Ferron  
Property Manager  
JES Management

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Ken Taylor  
Secretary/Treasurer  
EBYH Board