



EAGLE BEND YACHT HARBOR  
& BOAT SLIP OWNERS ASSOCIATION

**EAGLE BEND YACHT HARBOR BOARD MEETING**

Monday, May 7<sup>th</sup>, 2012 at 10:30 AM

Eagle Bend Yacht Harbor Clubhouse

- I. **Call Meeting to Order and Establish a Quorum** – A quorum was established and the meeting was called to order at 10:34 AM. Board Members present in person were President, Bernie Slogotski, Vice-President, Bob Livesay and Board Members, Lane Ross and Randell Seyfert. Roy Hollandsworth attended via conference call. Tom Steffes and Ken Taylor were unable to attend. Jessica Glazier, Sharla Browning and Cole Browning from JES Management were also present.
- II. **Introduction of Guests** – Bernie introduced slip owner guest, Randy Snyder.
- III. **Review & Approve Agenda Items** – Upon motion and second the agenda was approved as presented.
- IV. **Approve Minutes from October 24<sup>th</sup>, 2012 Board Meeting** – Upon motion and second the Board Meeting minutes were unanimously approved as written.
- V. **Treasurer's Report** - Sharla Browning gave the Treasurer's Report. The Association's total account balances were broken down as follows: Operating Checking Account - \$1,946.05; Operating Savings Account- \$42,997.33; Capital Reserve Savings Account - \$118,259.96; Property Tax Savings Account - \$34,167.51; Aquatic Weed Checking - \$4,154.49. The Board acknowledged Glacier Bank for their generosity in paying half of the delinquent dues on the two slips that they acquired via sheriff's sale. Bernie requested that JES Management bid out the insurance. Upon motion and second the Treasurer's Report was approved as presented.

**COMMITTEE REPORTS**

- VI. **Maintenance Committee** – Cole gave the Maintenance Committee report.
  - a. **Vent Stack Corrosion Protection** – This project was completed in March 2012.
  - b. **Electronic Leak Detectors** – This project was completed in April 2012.
  - c. **Dam Plate Repair** – The river got low enough in the off season to straighten the west side plate and weld it back on. The bottom plate had a bow in it which has not seemed to effect its performance. The river did not get low enough to repair the bottom plate.
  - d. **Lawn Care, More Fertilizer and Mowing** – One application of fertilizer was applied last fall. The Board resolved to move forward with fertilizing with the regular maintenance. Lane noted that the contractor needs to ensure that application is on grass only. The sprinkler lines between the clubhouse and bathhouse are leaking. There is also a leak by the control box. The contractor is scheduled to make repairs next week.
  - e. **Toilet Replacement** – The Board discussed the bid to replace the toilets with a power flush toilet. Concern was expressed regarding the noise of the power flush toilets. Cole addressed those concerns with the plumber and the noise level of the power flush is similar to a standard toilet. The Board unanimously agreed to replace the toilets with the power flush toilets for the bid amount of \$3,000.00.
  - f. **Family Style Restroom Project** – The Board reviewed a bid from Flo-Rite Plumbing outlining costs associated with the family restroom project. The family/handicap restroom would replace the dry closet in the south hallway of the

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clubhouse. The Board intends to have the membership vote on this at the annual meeting as the costs related to the project would involve a special assessment.

**g. Sidewalk Improvement** – The Board reviewed bids from Sandon Construction and maps associated with adding sidewalks to encourage traffic flow. Like the family/handicap restroom, the proposed sidewalks would also encourage a more handicap friendly facility. The Board intends to have the membership vote on this at the annual meeting as the costs related to the project would involve a special assessment. Cole will prepare an explanation for the annual meeting for both projects. A separate ballot should be sent in advance of the meeting for both projects. Cole will also paint the ground the day of the Annual Meeting to show the proposed sidewalks.

**h. Retaining Walls** – Lane will consult with a contractor to informally discuss the retaining walls. It was agreed that this is not an immediate maintenance concern and the Board would not seek an official bid at this time.

**VII. Clubhouse Rental Policy Committee**

**a. Notification to Slip Owners of Clubhouse Rental** – JES Management asked how the Board would like to notify slip owners of clubhouse rentals. The Board agreed that once a signed contract and deposit have been received, JES Management shall add the event to the calendar on SenEarthCo, post a notice on the bulletin Board and send a broadcast notice.

**VIII. Weed Abatement Committee** – Lane Ross gave the Weed Abatement Committee Report. Erik Hanson sent an RFP to six licensed applicators and received two proposals. The main concern is that the water is coming up and the treatment needs to commence by May 15<sup>th</sup>. It was discussed that Cole will wait to lower the dam until he receives notice from Lane Ross. The Board discussed the differences between the two chemicals proposed. The Board requested that JES Management notify Eagle Bend Golf Course and Harbor Village that they may not turn on their irrigation related to the marina until further notice. The Board also requested that JES Management notify slip owners that they may not launch their boats in the marina until further notice. It was estimated that the marina will be restricted for three to five days. The Board requested to have the Weed Abatement Committee attend the next Board Meeting for Harbor Village and Eagle Bend Golf Course to explain what is going on. Roy suggested that Bernie and Lane track the actions of the Association so that he may include that information in a letter to various government agencies. The Board resolved that the Weed Abatement Committee should work with Eric Hanson to determine which company to contract with and move forward as quickly as possible.

**IX. Management Advisory Committee** – The Management Advisory Committee did not have any items to report on. Bernie commented that there has been one little issue since the last meeting concerning the marina manager cell phone. A separate plan would cost the Association more money. Bob Livesay suggested a blue tooth for the marina manager to lessen the likelihood of damaging the phone due to the nature of the job. The Board agreed to purchase a blue tooth, obtain cell phone insurance and that the marina manager cell phone should remain on JES Management's plan.

**OLD BUSINESS**

**X. Boat Launch Ramp Extension** – Tom previously indicated that he had a pipe for the end of the ramp and the Board approved up to \$500.00 to install it. The purpose of the pipe would be to create a smooth transition for larger trailers which exceed the length

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of the ramp. The Board agreed to move forward with purchasing a pipe for this purpose that will be attached with a chain at the end of the cement ramp when water levels allow.

- XI. Reserve Study** – There was no update available.
- XII. Standardized Modifications** – There was no update available. The purpose of this was to create a standardized list of allowable modifications to streamline the approval/disapproval process for slip owners. Suggestions should be made to the Board for final approval. Randell will work with Cole on this.

**NEW BUSINESS**

- XIII. Marina Ramp Use by Service Providers** – Bernie indicated that a few people have challenged that service providers are using the boat ramp for commercial use. Randell indicated that his company does not use the boat ramp for commercial use however it should be consistent among all service providers. Upon motion and second the Board unanimously agreed to effect a policy in which service providers may use the boat ramp for a seasonal fee. Upon motion and second the Board decided that the seasonal fee shall be \$50.00 per season with three in favor and two opposed. The service provider shall be responsible for making sure that boats are clean.
- XIV. Review/Approve 2012 Janitorial Contract** – The Board reviewed three bids for janitorial service. Lane suggested that they need to come more frequently during the busiest times of the season. Upon motion and second the Board unanimously approved the contract for Step Safer pending an addendum to include an additional cleaning day once a week during the month of July and the first two weeks of August. The Board agreed that the additional cleaning will add \$385.00 in additional cleaning fees for the year.
- XV. Ratify Amendment to Rules & Regulations Re: Renter Access to Clubhouse** – Upon motion and second the Board unanimously approved the amended Rules & Regulations. The Board also clarified that renters may access storage lockers.
- XVI. Fuel Pricing Policy** – The Board briefly discussed and reaffirmed the previous fuel pricing policy.
- XVII. Set Next Board Meeting Date** – The next Board Meeting shall be scheduled by the newly elected Board after the annual meeting.
- XVIII. Adjourn** – There being no further business the meeting was adjourned at 12:43 PM.

Submitted by:

Accepted by:

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Sharla Browning  
Property Manager  
JES Management Inc

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Ken Taylor  
Secretary/Treasurer  
Eagle Bend Yacht Harbor BSOA Board