



EAGLE BEND YACHT HARBOR &
BOAT SLIP OWNERS ASSOCIATION

ANNUAL MEETING

Saturday, June 16th, 2012 at 10:00 AM

Eagle Bend Yacht Harbor Clubhouse – 371 Eagle Bend Drive

- I. **Call to Order and Establish a Quorum** – A quorum consist of 48 slips. A quorum was established with 46 slips represented in person and 12 slip represented via proxy. The meeting was called to order at 10:09 AM.
- II. **Board Member Introductions** – Board Members present were President, Bernie Slogotski, Vice-President, Bob Livesay, Secretary/Treasurer, Ken Taylor and Board Members, Randell Seyfert and Lane Ross. Board Members, Roy Hollandsworth and Tom Steffes were unable to attend. The Board operates with a number of Committees, those representatives were introduced. Management Advisory Committee, Bernie Slogotski and Ken Taylor; Weed Abatement Committee, Randell Seyfert and Lane Ross; Clubhouse Rental Committee, Bob Livesay; Maintenance Committee, Bob Livesay and Lane Ross.
- III. **Management Introductions** – President, Bernie Slogotski introduced members of JES Management, Jessica Glazier, Sharla Browning and Jennifer Anderson. Marina staff was also introduced, Cole Browning, Edward Mitchke and Jade Botic. Jennifer Anderson, Edward Mitchke and Jade Botic were not in attendance. Anita Bruer from Chrysler and Gordon attended to count ballots.
- IV. **Approval of Minutes from June 18th, 2011 Annual Meeting** – Upon motion and second the minutes were unanimously approved as written.
- V. **President's Overview** – Bernie Slogotski presented the President's Overview. Bernie thanked the Board for their efforts over the past year. The Board had three Board Meetings over the past year which were supplemented by e-mail communication. Bernie thanked Ken Taylor and Bob Livesay who will not be re-running for the Board. Bernie thanked JES Management personnel in assisting the Board. The Board was informed this year that curly leaf pondweed was found in the marina and an eradication process was enacted. The Association ended 2011 with a \$14,807.58 surplus in the operating fund which was applied to the property tax fund. The property tax fund was previously somewhat underfunded due to the tax schedule. Ongoing security and safety measures continue to be reviewed. The contract with JES Management was renewed for 2012 and Cole was employed for a full basis to ensure marina management continuity. The Committee Reports will later elaborate on the following accomplishments: established clubhouse rental guidelines, dam plates were repaired, new toilets were installed to meet commercial standards, line leak detection system and vent stack corrosion protection were installed. Bernie indicated that this will be his last meeting and he is sorry to be leaving. Serving on the Board has been an honor and a very rewarding experience. Bernie indicated that the Board works very hard and there is more going on than what meets the eye. Bernie gave a few thoughts for the membership and future Board to consider. He would hope that the Board continues to build on the high quality of maintenance standards that they have been working on. Several years have been committed to catching up deferred maintenance items. Bernie suggested that the Board work hard to keep up with the maintenance so that it does not get behind again. In addition,

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noxious weeds will continue to be a problem. Bernie suggested that the Board continue to work aggressively on a weed abatement program. The Board has worked hard to gain the necessary service requirements from JES Management. Bernie suggested that the new Board maintain the continuity and enhancement of the management service.

VI. Treasurer's Report – Sharla Browning presented the financials reports. The Association's total account balances were broken down as follows: Operating Checking - \$3,032.45; Operating Savings - \$23,121.11; Capital Reserve Savings - \$120,445.51; Property Tax Savings - \$19,250.53; Aquatic Weed Checking - \$4,910.16. Sharla indicated that there was only one delinquent dues account at the time of the meeting and the slip owner has made arrangements for payment. Bernie commented that the Board implemented a detailed mid-year budget review in 2012. Ken Taylor presented a detailed review of the 2011 budget and actual expenses. Ken also gave a detailed review of the 2012 budget and to date actual expenses. Ken commented that in order to comply with Board mandates and contractual obligations, dues were increased in 2012. Ken indicated that he has served as a Board Member for seven years, three as Secretary/Treasurer and it has been his sincere privilege. There were no further questions on the Treasurer's Report.

VII. Committee Reports

- a. Clubhouse Committee** – On May 9th, 2011 the Board approved a revision to the clubhouse rental policy to allow rentals by slip owners during the boating season within certain guidelines. Some slip owners expressed concern about the policy at the June 18th, 2011 annual meeting and the members present agreed to put the issue out for a vote from the entire membership. The Board withdrew the policy revision until the vote was conducted. The results of the vote supported the revised policy and it has since been implemented. In recognition of concerns expressed, the Board added limitations to allow no more than six events per year. The clubhouse has been reserved for two events so far this year. It is the Board's intention to continue to monitor this policy.
- b. Management Advisory Committee** – Bernie Slogotski described the implementation of this committee and background information. The Board determined that the daily management of a marina is a more complex operation in comparison to the average Homeowners Association. The committee provides management a formal process to handle unusual issues as they arise. During the past year, very few issues arose that required the committee's attention. Bernie indicated that the purpose of the committee is well founded and he hopes it continues.
- c. Weed Committee** – Lane Ross gave the Weed Committee Report. The result of the 2010 weed cutting program eliminated the need for treatment in 2011. This will be re-evaluated for 2012. The Board was advised that curly leaf pondweed was discovered in the marina and in the channel. The first step was to indicate willingness to cooperate with the recommended treatment program without accepting responsibility. Flathead County was determined to be responsible for delegating costs and penalties. The Board allocated \$10,000.00 which is what embodied the 2012 special assessment. The County Commissioner supplied an expert who recommended chemical treatment and performed the bid collection process. The Board obtained approval for chemical treatment in May which

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totaled \$5,250.00. The treatment was applied between the dam and the river and the main waterway in the marina. Norm Berman asked if the Army Corp of Engineers was involved, Lane indicated that they were not. Norm indicated that the goose droppings aid in fertilizing the weeds. Lane indicated that the committee will pursue the Eagle Bend Golf Course and Harbor Village Homeowners Association for responsibility since they are the surrounding properties. The Board will continue to strategize for ongoing remedial measures as this will continue to be a problem. Lane indicated that Randell Seyfert's assistance was very helpful during this process. Bernie thanked Lane and Randell for their enormous effort between fall and spring to attend meetings and do the research necessary to get the treatment completed by the deadline.

- d. **Maintenance Committee** – Cole gave the Maintenance Committee report. Cole presented several items that the committee has accomplished over the past year. The latches on the dock gates are uniform and secure. Bumpers were installed on the gates to upgrade security. The west dam plate was bent and cracked. It has been straightened and welded and is now functioning as designed. The corrosion protection on the vent stack piping for the fuel tanks has been updated to come into compliance with the DEQ. An electronic line leak detection system was also installed. This is an advanced method of leak detection that will detect a leak immediately and shut down the system. All of the toilets were replaced with commercial grade toilets. Bob Livesay commended Cole for the fine work that he has done for the marina.

VIII. New Business

- a. Eleanor Bailey commented that the annual meeting minutes from June 18th, 2011 state that a confidential voting process was put in place. She indicated that she does not feel that it is confidential since names are still listed on the ballots. Bernie explained that the Board hired an independent auditor to receive and track the ballots. This was the compromise that the Board agreed upon to make the process impartial but less expensive. Several homeowners in attendance felt strongly that the vote should be made completely confidential and some felt strongly that the process in place is satisfactory. It was agreed that the new Board will review the voting process.
- b. The Maintenance Committee presented two potential projects and asked for constructive feedback. The first project consisted of the addition of three sidewalk pieces to the marina grounds. The first sidewalk shall connect the south parking lot to the bath house and allow access from the parking lot to D dock and the bath house. The second piece shall connect the south and west entrance doors and patio areas of the clubhouse. The third piece shall connect the north parking lot to both E dock and the west entrance to the clubhouse. The proposed locations for the sidewalks were marked on the ground with orange paint the day of the meeting. The Committee anticipates a total ceiling cost of \$12,000 for the sidewalks additions. Lane commented that the proposed sidewalks would make the grounds more wheelchair accessible. The second project would be the addition of a large family-style bathroom within the clubhouse. The bathroom shall consist of a sink and vanity, a toilet, a trash receptacle and a fold down changing table. The bathroom will be located in what is currently the dry storage room next to the female bathrooms. The addition of this bathroom will allow for greater ease of use of the facilities for families with young children or

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grandchildren and would be completely wheelchair accessible. The Committee anticipates a ceiling cost of \$18,000 for the addition/installation of this family bathroom. Ward DeWitt asked where the funds for the projects would come from. The Board still needs to determine that. There are several options including special assessment, future annual budgets, capital reserve fund or increased dues. The purpose of this presentation was to see if the membership would support pursuing this project further so that the Board could determine how to fund it. There was no one present who was opposed to further pursuit. Harry Hyatt motioned to take both projects to the entire membership for a vote. The motion was seconded by Geoff Bayliss and passed with all in favor and none opposed.

- c. Dennis McDowell indicated that the Board adopted a new rule stating that boat slip renters are not allowed to access or otherwise make use of the clubhouse. Dennis indicated that 35 to 40% of slips are rented and that the rented slips still pay dues which includes use of the clubhouse. Dennis asked why the Board made this determination. Bernie indicated that the debate was that allowing this many rentals jeopardizes the value of slips and that it is more attractive to purchase so you can make use of all of the facilities. Several owners felt strongly that renters should be allowed in the clubhouse and several felt strongly that they should not. It was clarified that renters were never allowed to rent the clubhouse for private use. Ward DeWitt suggested that the Association develop a standardized lease stating that renters are not allowed in the clubhouse. Bernie indicated that the new Board should consider this issue further. Dennis McDowell indicated that he wants to come up with a compromise that can benefit everyone and that he will attend the next Board Meeting for discussion.

IX. Election of Board of Directors – There were 4 positions of 2 year terms to fill. Each nominee that was present at the meeting introduced themselves and there were no further questions. There were no write in candidates who wanted to speak. Ballots were cast. The newly elected Board Members for two year terms were Geoff Bayliss, Chuck Boutland, Gary Purdy and Tom Steffes.

X. Adjourn – There being no further business the meeting was adjourned at 12:29 PM.

Submitted by:

Accepted by:

Browning
Property Manager
JES Management Inc

Randell Seyfert
Secretary/Treasurer
Eagle Bend Yacht Harbor BSOA Board