

# **EAGLE BEND YACHT HARBOR & BOAT SLIP OWNERS ASSOC.**

PO BOX 463 BIGFORK, MT 59911 257-7631

## **2013 ANNUAL MEMBERSHIP MEETING**

Saturday June 15, 2013 10:00 A.M.

### **EAGLE BEND YACHT HARBOR CLUBHOUSE**

**Call to order and establish a quorum:** The meeting was called to order at 10:10 a.m. Board members present were; President; Lane Ross; Treasurer; Randell Seyfert; and Board Members Geoff Bayliss; Bob Smith; and Roy Hollandsworth. Dave Roberts from Western Mountain Property Management and Dock Manager Ed Mitschki were also in attendance.

**A quorum was established:** A total of 51 Boat Slips were represented by both proxy and attending Eagle Bend Yacht Harbor Members. A quorum consists of 48 Boat Slips.

**Board Member Introduction:** All Board members were present with the exception of Vice President Gary Purdy who was absent due to a conflicting event and Tom Steffies who had resigned from the Board due to out of state employment.

Dave Roberts was introduced as the new Property Manager. Dave owns Western Mountains Property Management and has been in business for 10 years. Dave was hired by the Board in August 2012 replacing JES Management. Dock manager Ed Mitshki was introduced along with summer time employees Shawn Parks and Lacy Hill who will be working on the docks and in the Shack.

**Approval of Minutes from the 2012 Annual Meeting:** Roy Hollandsworth made a motion to approve the minutes of the 2012 Annual Meeting as written. Dale Kalberg seconded the motion and it passed with unanimous approval.

**Nominee introductions and call for nomination from the floor:** The Nominee's seeking to fill the four open positions: Roy Hollandsworth; Lane Ross; Bob Smith; and Dennis McDowell. Lane Ross asked if there were any nomination from the floor, as no name was brought forward Bob Smith made a motion to close the nomination this was seconded and passed with a unanimous show of hands. Ballots were collected and the tallying began as the meeting proceeded.

**Presidents Report:** Lane Ross reported on the improvements that had been made during the spring season:

- Stained Clubhouse beams
- Acid etched and Diamond sealed clubhouse and patio floors
- Painted bath house and gas shack inside and out
- Repaired and painted landscape lighting
- Installed maintenance shed and equipment for landscape work
- Repaired and added missing section to marina fencing
- Removed and replaced sunken concrete section to the entrance to "A" dock
- Installed new flag pole near clubhouse
- Installed plant hangers on clubhouse and plant stands to entrances to docks. Flowers hung and mounted on stands.
- Repaired and purchased new WIFI equipment for bath house and gas shack
- Purchased and installed new 60" Plasma TV for clubhouse lounge area.
- Trimmed, pruned and fertilized all 33 Dogwood trees on the property.
- Replaced all damaged signage
- Improved security at boat launch area

Jennifer Graham asked if pesticides were being applied, Dave said the pesticides for the trees were ingested through the root system and there was no spraying on the lawn or buildings.

The Dock Staff attended CPR training and are all certified in case of an emergency. Lane thanked the Board for all their work and expressed his pleasure in working with them.

**Dave Roberts Property Manager:** Thanked the staff for their help during the transition. Board member Bob Smith thanked Dave for being present on the property each week to check on improvements and just keeping an eye on the Marina operations. The Board appreciates that Dave responds to our phone calls promptly. Bob said Dave has been great to work with on the budget, as it is now a month to month schedule, rather than a yearend total. At the present time EBYH will have an estimated savings of approximately \$70,000 compared to actual expenditures of 2012. Bob appreciated Dave working with the staff and vendors to make sure the jobs are done correctly. Jennifer Graham questioned what attributed to the estimated \$70,000 saving in this year's budget. The Board expressed that Western Mountains Property Management monthly fees are almost half of what had been in the past. Dave has service providers that are considerably less costly. The lawn maintenance will be handled by the Dock Staff which eliminates paying an outside service to mow and trim. Dave reported that the Electronic latch is not working on B & D docks. The locksmith is working on repairing the latches, but new equipment may need to be purchased to complete the repair. The insurance company is requesting that we keep all gates closed. . A motion was made by Bob Ivy and seconded by Bill Hendrix to secure the necessary equipment to improve the gate mechanism into the B and D docks. There was unanimous approval by hand vote from all Members present.

A question was asked if we could have a defibrillator on the dock. A motion was made by Rockett Van Wye to purchase a defibrillator and seconded by Dave Strawser. It was also unanimously approved. Bob Ivy pointed out that on B dock the lights are coming on at inappropriate times. Ed Mitschki was aware of this problem and had just received a new light to replace the worn out mechanism.

A question was asked if EBYH would be issuing a directory and Dave said the Members directory is on line and his staff is currently working on getting this updated.

Lane Ross has given permission to the Sherriff's department to park their boat which is being manned 4 days a week in one of his slips in E dock. In addition the Board wants EBYH to be a safe harbor, with boaters having permission to enter

the harbor in the event of bad weather, tie up at the end of the docks, leave the water and enter the Clubhouse for their safety.

**Treasurers Report:** As of May 31, 2013 assets total \$602,000 and net income is \$30,500. Bill Hendrix requested information as to the Capital Reserve of \$145,000. The Board has decided to leave the Capital Reserve as is in the event of a surprise repair that would need to be made. Ken Taylor asked if the financials would be posted by the month. Currently Dave is posting the financial after each Board meeting. The Board will discuss this and make a decision. Connie Kalberg asked what was included in 'Building' under the assets in the Balance Sheet. Lane listed this as gas tanks, docks, the land dam as well as the Clubhouse and grounds. Bob Smith gave the Members a brief history of how EBYH purchased the current Clubhouse from previous owners. Paul Dearman asked if boat slips or boats that are for sale could be posted on our web site. Lane explained that The Board had discussed this and they decided not to allow these posting.

**Committee Report:**

**Weed Committee Lane Ross Chairman:** Fish and Game are pleased with all that EBYH is doing to contain our weeds within the Harbor. As of this date we have chosen not to put down mats to try and control the growth of weeds. This would be EBYH's expense to purchase these mats and Ed is not convinced that this is necessary. Rockett Van Wye asked if the spray is in accordance with the County Conservation requirements. Ed Mithske has attended the training put on by the State and we are very proactive. All the chemicals that are currently being used are in compliance with the State regulations. We have asked the Golf Club not to fertilize within 30 feet of the water. Ed has met with Eagle Bend Golf Club superintendent of grounds Shane Bigelow. Shane will not be mowing within 3 feet of the water now that the water levels are down to normal heights and will not fertilize within 3 feet of the water. We have a good working relationship with Eagle Bend Golf Club. They are using the same company to treat their ponds.

**Maintenance Committee Geoff Bayliss Chairman:** Geoff has worked on beautifying the grounds with hanging flower baskets and work is being done on the cement borders. There are plans for an artist to do a drawing for a sign that

will be placed on the EBYH Clubhouse. Our name will be placed on this sign along the street address. Kay Gough has made a great contribution by adding a bench to honor her husband. When her husband passed away she received a beautiful plaque in his honor and had this plaque placed in the bench. We all have enjoyed this beautiful addition to our dock area. Geoff mentioned we have room for many more benches among the Dogwoods if anyone would be interested.

**Social Director Geoff Bayliss:** June 29<sup>th</sup> is our Members' Social and he hopes all the Members plan on attending. As a special treat he has contacted the Flathead High School music teacher and they are bringing a quartet that will be playing during our Social. We will pay \$50.00 for each performer and they will also accept tips. In addition a Breakfast is being planned in the future. The male Members will be doing the cooking and it will be a lot of fun. Geoff would like to have your input.

**Capital Saving Roy Hollandsworth:** in the past the developers tried to do things as inexpensively as possible, but now we are dealing with breaks in the plastic pipe, the cement was cracking when the water level was too low and the docks were deteriorating. The dam has been good and hopefully we will have many more years of use. To replace this will likely be expensive and this is why we have a reserve. Ken Taylor also added that in the future the gas tanks will need to be replaced.

#### **New Business:**

**Phone Tree Lane Ross:** We would like to set up a Member Cell phone tree for those members who maybe having a bad day on the water. We are not making the dock attendee's responsible for responding to these emergencies. Paul Dearman said the ship to shore radio should also be kept on. The cell phone would be an addition to this for those who do not have these radios. Bill Smith said Members could keep the Members cell phone tree on the boats. If there is an interest we could laminate cards for our Members. Geoff will also be available to give information on how to properly tow a boat. He also does boat safety inspection checks, and will let you know if you have the ability to tow a boat in.

**New Logos:** New shirts were presented and give away. Roy Hollandsworth had a few Trivia questions for the Members. The lucky winners were; Bill Hendrix, Dave Stawser, John Eagan and Monica Herrlin. Lane thanked Fran Purdy for her advice on what merchandise to carry in the Shack.

**Announcement of Election:** The following candidates were elected by the majority of the EBYH Members: Lane Ross, Ray Hollandsworth, Bob Smith and Dennis McDowell. Since some of the proxies had written Members names in for election, all votes had to be tallied. The Board will meet right after adjournment to elect officers.

Adjournment: 12:15 p.m.

Prepared by:

Approved by:

Bugsy Yarbrough

Randell Seifert

Recording Secretary

Treasurer/Secretary

# Eagle Bend Yacht Harbor & Boat Slip Owners Assoc.

PO Box 463 Bigfork, MT 59911 257-1302

## BOARD OF DIRECTORS MEETING

Saturday June 15, 2013

Eagle Bend Yacht Harbor Clubhouse 12:30 p.m.

Board Members met in the EBYH Clubhouse after the Annual Board Meeting to elect new officers. Board members present were; Roy Hollingsworth, Lane Ross, Bob Smith, Dennis McDowell, Geoff Bayliss and Randell Seifert. Dave Roberts with WMP and EBYH member Fran Purdy were also in attendance. All votes were unanimous and the officers and their positions are as follows: Lane Ross, President; Gary Purdy, Vice President; and Bob Smith, Secretary Treasurer.

The Board discussed the purchase of a defibrillator. Roy will research the cost through the State and Dave will check prices with the ambulance department. Lane would like to have a price by July 10, 2013.

Lane Ross made a motion to give Dave authorization to purchase street numbers and have them put up on the outside of the Clubhouse by the end of next week. This was seconded with unanimous approval. Dave is also in charge of getting a proposal for the sign that will be attached to the outside of the Clubhouse with the EBYH name on it.

The next meeting will be July 13, at 10:00 at the Clubhouse.

Adjournment: 12:50 p.m.