

EAGLE BEND YACHT HARBOR & BOAT SLIP OWNERS ASSOC

PO BOX 463 BIGFORK, MT 59904

Board of Directors meeting

August 27, 2016

Yacht Harbor Clubhouse 10:00 a.m.

CALL TO ORDER – President called to order at 10:10 a.m. Board Members in attendance; Lane Ross President; Vice President Gary Purdy; Treasurer Dennis McDowell; Member Michele Tenerowicz and Ryan Larsen. Harbor Master Ed Mitchkie and Dave Roberts of Western Mountain Property Management were also in attendance.

APPROVE MINUTES - A motion was made by Dennis and seconded by Michele to approve the May 27, 2016 minutes as written. Motion passed with unanimous approval.

FINANCIAL REVIEW - Dave Roberts reviewed the Balance Sheet as of July 31, 2016. Total in both checking and savings \$406,000. Total Income at the end of July was \$268,500 this is a combination of Association dues and fuel sales. Dock E-1A has been rented for the first time and The Yacht Harbor has collected \$1000 in rent fees. Insurance is up \$2000 in 2016. EBYH has spent \$6800 for dock boxes repairs and next year The Harbor will be doing the same thing to many of the remaining boxes. Some of that money will be recouped as many of the necessary repairs were due to owners of boat slips who had run into their boxes and damaged them. On "C" dock we had \$19,000 in repairs for the concrete. The EBYH has purchased a golf cart. Currently there are two owners who have not paid their dues and this is out of 192 slips. A motion to approve the financials was made by Gary and seconded by Dennis. The motion passed with unanimous approval.

SOCIALS – Michele reported that the socials went well and but the same people came to all. Michele would like to come up with some ideas to get more Owners to attend. It was discussed that perhaps at one of the socials EBYH should invite the renters. A notice of the event could be attached to the gates. The Board agreed and Dennis said that the breakfast would be the one to invite the renters. Michele said that Vista Lynda was great to work with and she thanked the Board for all their help.

2016 PROJECTS STATUS - There are currently more repairs that need to be done. Beams in the clubhouse and the Pump House need to be stained. The gutters on the North side need to be power washed and the shingles on the North also need to be washed. Lane would like to see more color in the entry way next year and Dave and Lane will discuss this in the spring of 2017.

AQUATIC WEEDS - Lane Ross chairman. The weeds are much worse this year and the algae is so thick it grows on top of the weeds. Lane reported that this year when he ran the weed cutter he is picking up mats of weed and they are heavy. In the past years it takes two days to fill the machine but now it takes two hours to fill the machine. Currently the weeds that have been on the bottom of the water are raising and are now resting underneath some of the boats in the Harbor. The water is so clear because the weeds are cleaning the water and the sun is able to penetrate down into the water which makes the weeds grow even faster. The bottom plate on the dam is completely covered with algae and weeds. It will continue to take many more hours of work for Lane and his crew to keep the weeds under control. It was asked if EBYH should clean the harbor thoroughly after the boats are taken out. Lane agreed and he will make sure that this is done.

Dave talked about the canal and said that the problem is worse than in the Harbor. Lane has given them a price to cut their weeds but the question is who owns the canal. There was much discussion on how to handle this problem of ownership. If EBYH took ownership of the canal they could charge Eagle Bend West homeowners for the weed abatement. The canal will need to be dredged in the future and EBYH does not want to take on this expense. The Board needs to take some time, Dave and Lane agreed to work on this issue and come up with some ideas. Dennis asked if there was anything in writing that said we are required to manage the canal. Dennis suggested that The Board could tell the Homeowners who live on the canal that EBYH has no responsibility to manage the canal, but we will coordinate this and then bill you for the work done by Lane and his staff to cut the weeds, or EBYH can leave it for you to manage. The Board will review this at their next meeting.

NEW BUSINESS- Gary inquired if EBYH members could order their own dock boxes and have Ed and his crew assemble them in. Ed reported that we have not been able to purchase boxes that are exactly like the present dock boxes and have had to work at making the existing lids fit. Members ordering their own boxes would not be of benefit to anyone.

The swallows nest on the north side needs to be removed. Lane would like to look at ways to alleviate this problem next year.

Dave reported on the existing gas lines. We have conflicting information on this. We have two gas lines that run from the tanks out to the dock and they go thru a containment pipe which is four inches in diameter. When we had an inspection by Northwest Fuel Systems they were suspicious of the integrity of our gas lines because of the date of manufacture. It has been reported that there have been incidents of blow out with this vintage of line. The gas line molds and can become brittle. When we were working on "C" dock we exposed the pipe and someone from Northwest Fuel Systems came out and he said we had a bad gas line and he proposed we need to replace this and he would give EBYH a bid. Dave subsequently has talked

with Helena about the gas line and asked if it is necessary to replace it. The people in Helena acknowledged that there have been problem with the gas line but did not express the urgency to replace this old line. Helena did not think it was a real problem, EBYH has a containment pipe on the outside and we have an alarm system that would let us know if we have a blow-out. The alarm system shuts down the system immediately if it detects a leak. Dave said we do have systems in place do we need to replace now or wait till we have a problem. Dennis asked if it would leak enough fuel to force us to put up the dam. Dave said that the gas will stay in the containment pipe until we drain it and that would only amount to approximately a little over a pint. We are taking precautions do we need to get another estimate. Lane made a motion to obtain another estimate to replace existing gas line and review this at the next meeting. This was seconded by Ryan and the vote was unanimous in favor.

Lane has noticed that there has been some sloughing of banks in the Marina on the south end which is being caused by the rocks moving. On the Golf Course side the golf path has a large crack where it is moving toward the pond. The Marina side and the Golf Course side need to have riprap hauled in. EBYH will set up a meeting with the Golf Course and work together to solve this.

Dennis asked if we should be installing cameras in the Marina. There are inexpensive cameras and EBYH could place one on the Clubhouse and it would show the complete Marina. A second camera could be installed on the gas shack that would look out over the Harbor. The cameras would give Members a real live picture of the area. Dennis will bring a camera down and have the Board look at it. Dennis said this type of camera would cost about \$100 and needs an electrical plug in.

Lane will talk with Flathead Electric and see if they would do matching funds to replace the channel markers. Lane would like to buy different style markers that the birds cannot sit on. We also need to replace the lights.

At the next Board meeting we need to discuss the need to replace the gates. The gates now slam shut and the rubber bumpers break off. We need a piston that would slow down the closing. The main gate into the Harbor is old and the Board should look into the cost of having this replace.

ADJOURNMENT – 11:45 a.m. A motion for adjournment was made by Michele and seconded by Dennis. The vote was unanimous.

Bugsy Yarbrough Recording Secretary