

EAGLE BEND YACHT HARBOR & BOAT SLIP OWNERS ASSOC.

PO BOX 463 Bigfork, MT 59904

BOARD OF DIRECTORS MEETING

October 28, 2016

CALL TO ORDER – The President called the meeting to order at 10:05. A quorum was established with Board Members in attendance; President Lane Ross; Treasurer Dennis McDowell; Michele Tenerowic and Ryan Larson. Harbor Master Ed Mitchkie and Dave Roberts of Western Mountain Property Management were also in attendance.

APPROVAL OF MINUTES – A motion was made by Dennis and seconded by Michele to approve the August 27, 2016 minutes as written. The motion passed with unanimous approval.

Financial Review – Dave Roberts reviewed the Balance Sheets and provided a comparison with the years 2015 and to date 2016. Total in both checking and savings was up by \$30,000 from the previous year. Due to the work that was done on “C” dock there was \$20,000 less in the surplus. The total cost of repairs for “C” dock was \$19,380 and the dock box repairs totaled \$6800. Dave and Dennis will begin working on the budget for 2017. Dennis made a motion to approval the financials as presented and it was seconded by Michele. The motion passed with unanimous approval.

2017 SOCIALS - Michel reported that she was working on some ideas for the upcoming year. She will continue working with caters Vista Linda, as they had the best prices and the quality of food and service was excellent. The Board discussed holding an event that the Boat Slip Renters would be able to attend and all agreed this would be one of the evening dinners.

CHEMICAL WEED CONTROL – Lane and Ed met with Eagle Bend Golf Course ground crew superintendent Shane Bigelow, and discuss aquatic weed control. Shane suggested that the Board talk with Mike Pearce from SePro regarding their product and its benefits for EBYH. A meeting was set up with Mike and those in attendance were Ed Mitchkie, Lane Ross, Dave Roberts, Bill Whitsitt of Eagle Bend West HOA and Dan Markus of Osprey Landing HOA. SePro is a nationwide company and Mike Pearce who is a company representative, made some recommendations and offered a schedule for the application of the chemicals. His primary recommendation was that EBYH begin this treatment immediately as it is not subject to water temperature. It is residual and comes in a pellet form that can be shattered by hand and does not need to be evenly distributed. The pellets will diffuse themselves and they stay at the

bottom of the canal beds. Lane suggested that EBYH begin with a heavy dosage right now and order the required amount. Ed has sent a water sample to Mike Pearce and he will determine how much is needed to contain the weeds. This treatment is for curly leaf and the milfoil aquatic weeds. Once EBYH has done this initial large dosage then in the future EBYH will be on a maintenance schedule. The estimated cost for the initial treatment would be approximately \$8800 and this could be delivered next week. EBYH has a permit and we have made a request from the State of Montana to reapply for a new 5 year permit. Our present license runs out the end of the month and Lane will call the State of Montana and see if they could email our renewal forms. The State of Montana has acknowledged that they are behind in mailing out the necessary forms for renewal. The Board decided to call Don Goodell and get a confirmation as to whether he would be willing to come and apply these pellets. Dave will check and see if Don has a license for aquatic weed abatement. There is an additional product that can be purchased for \$1000 to kill the algae. This is another application which contains bentonite, a chemical that takes the oxygen out of the water, which is what propels the algae to grow and bloom. Dennis would like buy what is needed from SePro for an application of the pellets right now and then reorder for the spring application in 2017. The Board agreed with this and will begin working on the ordering of the products.

MAINTENANCE BUILDING - The current maintenance shack is too small to hold all of the maintenance equipment. Dave said this building will stay and suggested that EBYH buy a larger building and put it on concrete pad. He furnished pictures of a reconstructed building with the dimensions of 12 feet by 24 feet. It would be located by the launch ramp where the asphalt takes a turn. The building would have a loft inside which would allow for greater storage. It will tie in to the addition building and the same design and color. The total cost of the project would be approximately \$10,500. The cost of the building would be the \$7030, and a five inch thick concrete pad would cost \$1450. Dave estimated that the electric cost could run around \$2000. The Board decided that the money to fund this project would come from the Reserve Fund and the repairs of the "E" dock would also come from the Reserve Fund. Dennis made a motion that EBYH purchase the new Maintenance Building and make the necessary improvements to "E" dock as soon as the weather allows. Ryan seconded the motion and it passed with unanimous approval.

REVIEW 2016 PROJECTS - Projects that have not been completed as of this date:

1. Clubhouse trim repainted and beams stained.
2. Clean the gutters on North side of clubhouse and removal of moss from the roof
3. Repair submersible pumps
4. Straighten and paint landscape lighting

2017 PROJECTS – Projects that need to be completed in 2017

1. Repairs to "E" dock
2. Retaining wall
3. Chemical application
4. Replace the gates on all docks

NEW BUSINESS: Dennis wants to have EBYH establish a price per foot for the sale price of docks within the Harbor. The Board could then review the docks that were for sale and determine if it was a good business opportunity for EBYH to purchase a dock and use it for a rental. Dennis pointed out that currently the interest that the Association was making on CD's and savings accounts was very low and that more money could be made in the rental market.

OLD BUSINESS – The Board reviewed their policy regarding owners who had not paid their dues in 2016. The Board can file a mechanics lien; it can also limit owner's ability to launch a boat, and there will be no trailer storage available to pass due members; it also eliminates their ability to purchase gasoline and restrict gate access. Dave will talk with Counsel and determine if EBYH can chain off the delinquent boat slip and not allow owner to enter. Dave will send out a certified letter to the one Boat Slip owner who is over 360 days past due and explain the new restrictions.

Ryan made a motion to adjourn and Dennis seconded with unanimous approval.

11:45 p.m.

Bugsy Yarbrough recording Secretary