

EAGLE BEND YACHT HARBOR & BOAT SLIP ASSOCIATION

June 12, 2021

ANNUAL MEETING

EAGLE BEND YACHT HARBOR CLUBHOUSE

The Annual Meeting was called to order at 10:00 a.m. by President Lane Ross. A quorum is defined by 25% of the total Boat Slip Owners which equates to 48 owners. Total of 52 Boat slips were represented and two (2) were represented by proxies.

Pledge of Allegiance: Lane Ross led the assembly in the pledge inside the clubhouse.

Board Member Introductions: Bill Hendrix; Michele Tenerowicz; Pam Lynch; Jon Cantwell; Gary Purdy; and Ryan Larsen were present and introduced to the members. Property Manager Dave Roberts and Harbor Master Amy and Dock hand Audrey were also in attendance.

Election of New Board Members: Lane announced that Bill Hendrix and Jon Cantwell have agreed to serve for another term. Lane asked for nomination from the floor and no new names came forward. Steve Armstrong made a motion that the two candidates who are on the ballot be elected by acclamation. This was seconded by Ward DeWitt and passed with all in favor.

Approval of June 15, 2019, Annual Meeting Minutes: A motion was made to approve the minutes as presented by Mr. Sunderland and seconded by boat slip owner C10. The motion passed with unanimous approval.

President Overview: Lane thanked everyone for coming to the Annual Meeting as last year with Covid the Yacht Harbor was not able to hold

the meeting. The Yacht Harbor did host one function in 2020 which was an evening social with music. This year we are seeing renter with families that use the dock and the lake, and this is nice to see. Amy is doing a wonderful job; the flowers are beautiful, and the grounds are in good condition. There are many new members this year and we have enjoyed meeting some of you and hope to have you attend the social events that are scheduled during the summer months.

Management Overview: Dave Roberts reported that he has been with the Yacht Harbor for 9 years. This year the Board is concentrating on trying not to spend money and treating this year as a recovery year. The Boards goal is to build up the Reserve. Last year The Board put together a 20-year Capital Plan. This is always speculative and is adjusted periodically. The Yacht Harbors biggest expense is the dam and Jon Cantwell is the oversight person and has been researching the expense to replace the bladder. We are taking good care of the bladder and the lowing of the dam in the spring is a process and takes time. The Yacht Harbor has a diver come and he checks for debris and eliminates any sharp items that can puncture the bladder. There will need to be some painting on the clubhouse and dock repairs in the future, but this year there are a few items and nothing of significance. The Board is pleased with the crew this year and that makes a big difference to the docks.

Lane asked if there were any questions from the members. The members agreed that the flowers and grounds look good. There were questions regarding the dam and how it works. Dave said the composite for the bladder is a very thick heavy rubber and this takes time to assemble each year in the spring. Lowering the dam is a science as to when to lower in the spring and then again in the fall as we raise the dam. There is a concrete barrier and not sure how the dam would fail unless it has a hole in the dam material and that is why we have a

diver come and check the dam during the year. One member asked why we must have a dam. It was explained that when the Eagle Bend Yacht Harbor was being built the bladder was purposed in case of a fuel leak. This would allow the leak to be contained and not pollute the lake. When the Yacht Harbor passed the resolution for the Capital Plan the Board began the search to investigate the bladder replacement and how long our present dam would survive. Lane said he called a company in Colorado to see if they could come and do an assessment. Jon Cantwell has done extensive research and has not put all the information down for the Board to review. The original company was with Bridgestone Rubber, and they have a representative from England and the Board has called to see if they would come and look at our dam. Lane agreed that the Board needs to find out how much it will cost to replace the bladder. Jon Cantwell will get with Dave and check other harbors and try and find someone who has purchased a bladder in the recent years.

The Board is working on putting money into reserve each year so that when a new dam needs to be purchased Eagle Bend Yacht Harbor will have money in place. Currently the Board is putting \$62,000 in reserve each year. If EBYH needs a new dam in 15 years, there will be \$400,000 in the reserves to pay for this. In November, a new budget will be established and then the Board will determine the dues level, and this will be mailed to all owners in December. Our goal as a Board is to put more into the Capital Reserve.

Committee Report:

Weed Committee: Bill Whitsitt thank everyone who helped contain the algae problem. As you recall there was large amounts of algae growing the in the harbor and in the canal and Eagle Bend West decided to pay for an assessment in the canal and have the water tested to determine

why the growth was so great. The report came back saying that there was a high level of phosphorus from fertilizer in the water. The Board of Eagle Bend West reminded residence of the 20-foot setbacks from the canal and this area is a no mow or fertilizer area. The residences wanted to repeat the testing after a period of time to see if the no mow and fertilize had made a difference. Results of the test showed that the nitrogen levels were higher which was expected and due to the Yacht Harbor and the wetlands. The algae levels were on par to the lake, the discoloration of the water was due to resuspension of sediment and not algae. The nitrogen level that was higher is not economically fatal. Bill Whitsitt thanked the homeowners for volunteering to abide by the setback rules. Biological station has offered to train residence to test the water, and this would cost \$150.00. There is good communication between the canal and the marina and the organizations split the cost of the chemicals and have a permit along the river because of the dam. The weeds in the harbor are low.

Social Committee – Michelle: There are four (4) social events scheduled, four breakfasts and two evening meals catered by Vista Linda. Breakfast is done by the members, please volunteer to cook and clean. Cooking for this event starts at 6:30. Michelle asked members for some suggestion on what they would like for evening socials. On the 24th of July there will be live music and hors d'oeuvres.

Jim Lynch talked about the training that happens once a year in the harbor by the fire departments around the valley, he wondered if Eagle Bend Yacht Harbor could give back by opening the clubhouse and set up something for the trainers. Dave said that EBYH has offered this in the past and have made coffee and was sure the members would agree to continue this practice. New dock owner Gary Mahugh, who is the chief of Creston fire department was present at the annual meeting and told about the ice rescue training that takes place at the harbor and

that all the trainees appreciate that the owners allow them to use the area. Gary said they would like to use the clubhouse for future training and a thanked the members for the wonderful offer.

Members inputs for Improvements and Others: Bill Hendrix wanted the members to know that Wi-Fi is available in the yacht harbor and the access code is yacht371. Michele asked about purchasing a weather station. Dave will investigate the cost of this item and report back to the Board. On Monday, a windsock will be installed at the end of the gas shack.

Violation of wake speed in the canal and harbor was discussed and members asked how do we police this. Dave said we need to remind people and currently we have a 4 X 8 banner that issues the speed and 3 buoys that say no wake. The Montana Legacy Foundation states no wake within 200 feet of the shoreline, this is a law. This is not the first time this has been voiced as a concern so the Board will look at some options and what is the return on the investment. Members need to police our own harbor we can all only do so much. Please remind the people that are speeding, this happens at the gas pump and while they are pulling into the harbor. To not create a wake, put your boat into gear and do not use any power.

The sign in the front of the fuel dock says, "gas and the dock are open to the public." People that buy gas feel they can come onto the dock and the grounds. Can we remove the word dock and simply say "the dock is only open for fuel"? Lane will work on this and get two new signs.

Old Business: Gary Mayhew said that he has review the minutes from the past and there was conversation regarding purchasing security cameras have we installed these. Lane said the Board has looked at this and we have cameras at the bath house and a camera out at the dock

pointing to the sheriff boat. To get good coverage and be able to make out a person a powerful camera and a powerful Wi-Fi are necessary, and this is expensive. Dave asked if any of the members had had stolen items or and vandalism to their boats. No one has had a problem. The problem was due to the bathroom being vandalized and putting up a camera for this area has solved the problem.

New Business: Pam Lynch stated that in the by-law it says that Eagle Bend Yacht Harbor is required to have an annual audit and is this something that the Board needs to be doing. After much discussion it was decided to have an independent review of EBYH financial statements. Dave will provide names for the Board and they will hire an independent agency.

Bill Hendrix discussed an emergency number in case of an emergency while you are on your boat. Dave said the emergency number is 406-201-9696. This rings to Amy and Dave. If members would like to give one another their numbers as a backup that would be a up to the membership.

Adjournment 11:15

Recording Secretary Buggy Yarbrough