

EAGLE BEND YACHT HARBOR BOAT SLIP OWNERS' ASSOCIATION

ANNUAL MEETING

June 20, 2026, 10:00 a.m.

Eagle Bend Yacht Harbor Clubhouse

Call to Order: Meeting was called to order at 10:00 a.m. by President Whitney Todd. The Board members in attendance were Brian Antweil, Sandy Ferrian; Jim Miller and Jon Cantwell, introduced themselves. Board member Nathan Sande was out of town with work commitments and could not attend. The Committee Chairperson also introduced themselves. Also in attendance was Harbor Master Robert Combs; dock attendant Sadie, and Property Manager Lindsay Frietas and previous Property Manager Dave Roberts.

Quorum Established: A quorum is defined as 25% of the total Boat Slip Owners which equates to 48 owners. A total of 69 Boat Slips were represented; 43 by EBYH owners and 26 by proxies.

Pledge of Allegiance: Whitney Todd led the assembly in the pledge.

Board Elections: There are four (4) Board positions open that the candidates are running for. A total of ten (10) candidates has submitted biographies with a brief description of their past and current qualifications to serve on the Board. Members who submitted bios are Jim Miller; Whitney Todd; Nathan Sande; Jim Lynch; Len Stigliano; Rudy Frame; Gary Mahugh; Caleb Wilson; Michael Levitt; and Elijah Arnlund. Each Candidate introduced themselves to the membership. Bill Hendriks asked if the number of Board members could be expanded. Brian Antweil said this would require a bylaw change and this can be done in the future. The membership cast their vote and Sandy Ferrian; Randy Snyder and Lindsay Frietas counted the ballots in a separate room.

President Overview: Whitney Todd addressed the the maintenance that was being done through the EBYH. This included improvement to the existing landscape and building repairs.

Treasurer Report: Detailed financials were furnished. A Balance Sheet of Comparisons for years 2024 and 2025 was submitted for the membership to review. All members are current with dues. In 2025 EBYH paid property tax of \$78,374.19. This is a new expense which will be passed on to the EBYH members in dues.

Electric Bill: EBYH has come to an agreement with Eagle Bend West HOA regarding the electric bill dispute. It was discovered that over the past 12 years EBW has been paying the

electric bill for EBYH. Both EBYH and EBW agreed to split the amount of \$24,000 and EBYH is paying \$12,000 over a nine (9) year period at \$600 a year.

Committee Reports: Jim Miller updated the membership regarding the weed abatement program. This is an ongoing project that takes place in the spring. The objective is to keep star grass down and doing research on how to keep it abated. The pesticide pellets can only be distributed when the dam is up. Jim had the star grass analyzed, and the test showed that it was a variant of the star grass and needed a different chemical to treat. Algae is also a problem and that is being treated. The water looks better and the weed abatement needs to be done annually and cannot stop, or the weeds will take over. It is currently under control but does appear in the fall but it is less. Jim has a small boat, and he distributes it and then manually walks the slips and distributes the pellet. The water is clear and clean. Paul Lentz asked if the pond in front of Lake View townhomes on the Osprey golf course were being treated. Jim reported that the ponds are treated, and the golf course has agreed to the treatment and it happens in the springtime. The membership at EBYH thanked Jim for his knowledge and hard yard to improve the water within the harbor and adjoining canals.

Dam Committee: Jim Miller reported that the bladder has a life span and it is time to replace it. Jim has been working on this over the year. The existing bladder was manufactured by Bridgestone Corp and no longer makes bladders. He is looking at other companies who build bladders and he has one full bid and another company in Fort Collins, Colorado who will furnish a bid. The new bladder will replicate what we have. Jim contacted Selis Ksanka Qlispe Dam, SKQ Dam, in Polson and asked who maintains their bladders. He was given a name and contacted the gentleman, and he was interested in coming and reviewing our dam. Jim is trying to secure a turnkey project. This would be someone who builds and installs the new bladder as this would solve some problems that may arise during installation. The cost for a new bladder could cost around one million dollars. EBYH does not have adequate reserve to pay for this at the present time. The installation will need to be reviewed as the area must be dry, and how to allow this to happen is being reviewed. Jim is working on all of this and when he has final figures he will report back to the EBYH members.

Natan Sande and Jim Lynch are also on this committee and will be working with Jim Miller on all the details of the installation and taking down of the bladder. This will need to be done in the next two years. The existing bladder was purchased and installed in 1992. Bill Whitsitt asked if EBYH should propose that in November 2026 we begin to increase our dues as this is inevitable and needs to happen. Jim said this should be considered and this is a good direction. Lindsay Frietas said that a special assessment for a one- or two-year

period would be a good solution, and then this extra payment goes away after the dam is paid for. The owners agreed breaking down the expense would be good and not coming up with all the money at one time would be beneficial for the owners. More research needs to be done before a decision can be made on how to finance this. Jim stated that he would have some figures in the next 60 days for the bladder and the cost of installation. It must be carefully researched as it needs to fit the existing dam and be able to take it up and down. Lane Ross thanked Jim for his work and time to do the research. Lane said this project that has been kicked down the road for many years.

Jim has also talked with the engineers about the existing concrete, and they said it will last 50 more years, but the rubber portion of the dam is wearing out. The two-inch bolts are good, but no one can give us a timeline on these. Whitney said this winter the dam is bleeding out and had to be inflated during the winter. This event happened more this winter than in the past years. Structurally we can tell that this needs to be replaced without hiring a consultant to tell us the dam is beginning to fail.

Social Committee: Whitney said in the past there were four (4) social events in a calendar year. Then these dropped down to two (2). The same 20 people showed up and EBYH spent \$6,000 on this event. He reported that all the social events will stop at this time and only have food at the Annual Meeting.

Amended Rules and Regulations: Randy Snyder is the chairman for this rewrite, and he explained why they were being updated. He reported that the EBYH rules were written in 1999. They are very vague and not helpful. Randy explained that these are still in the draft stage. He has looked at other yacht harbor rules over the country and looked at the problems here and wrote a new set to look down the road and try and anticipate what could happen but keep the same integrity. The new text was written by Randy and the Board reviewed it. It has currently gone through four (4) redrafts with many redlines. The new amended version is a more comprehensive document. Randy thanked Brian Antweil who is a great text editor and he came up with good rewrites, and he caught many areas that need to be rewritten. Randy reported that it is very comprehensive, but 80% is just common sense, good policy and not precise do and don'ts, but clear rules if there is a fraction. The Board has good directions and authority to impose the rules. Everyone will know what to expect and the facility can be used and it will be safe. The goal is image, policy and safety of the facility. We need to solve problems and not just fine our neighbors. The key is communication and compliance.

The committee anticipated that the members would read it and catch some things that they overlooked. Thank you for your phone calls and your comments, they were so beneficial. Randy reviewed some of the questions regarding the document and explained

why it had been written. There were questions from those members in attendance and Randy will take these under advisement and add clear verbiage to some of the items that were raised. Randy asked that if there were future questions to please write these out and that this was a work in progress.

A correction to the minutes from last year 2025 Annual Meeting. A quorum was reached. Minutes said a quorum was not reached. Lindsay will change this.

Election Results: Lindsay Frietas announced the election results. Members elected to the Board; Jim Miller; Nathan Sande, Jim Lynch; and Whitney Todd.

NEW BUSINESS

Lakeview Park HOA Pond: Paul Lentz lives in Lakeview Park Townhomes, and he had questions regarding the pond on the Eagle Bend golf course. Paul reported that there was talk of allowing boat slips in the pond that is in front of the townhomes. There has been talk of working with engineers to have a wall built. Paul wanted to know if EBYH would allow boat slips to be built that could then enter EBYH and have access to the Flathead River and Lake. Whitney said the HOA would need to have EBYH approval and Yacht Harbor would not allow this. Paul Lentz made a motion that the EBYH will not allow boat slips to be built on the pond and will not allow a dyke to be built that would give owners access to EBYH. Pam Lynch seconded the motion. Motion carried with unanimous approval. Jim Miller said the EBYH Board will write a letter to the Lakeview Townhomes HOA and tell them this will not be allowed.

Members asked about the mowers in the boat storage. Lindsay thought these were owned by Black Magic Landscape and she will check on this and report back to the Board.

Fuel Prices: There was much discussion regarding the mark up on the gas prices. Owners get 10% off and the current price to \$8.38 and members pay \$7.38. The \$8.38 a gallon is a 1.5% markup which was a policy set 14 years ago by the Board of Directors. Some of the members thought the price of gas was too high and the marina should be getting a better price. Lindsay said we do not have the large fuel tanks that gasoline stations have. If we sell the gasoline for a cheaper price, then we must come up with a different way to pay the employees and that may be higher dues. Currently 88% of the gas sales are members and 12% are outside boat owners. The income from the sale of gas is \$45,000 and that covers our employees and the inspection of our gas tanks and delivery charges. The Board will review this and try and determine if they can see other ways to subsidize the employee expenses.

The membership asked about EBYH policy for responding to an emergency call. Whitney said that the Harbor Master is our first line if there is a problem. The Sheriff department will

also come and rescue a boater. The Board will review putting emergency numbers on the website and including the sheriff department emergency number.

Lane Ross alerted the members that the pilings marking the channel are down by two markers.

Adjournment: Paul Lentz made a motion to adjourn the meeting at 12:40 p.m.

Bugsy Yarbrough Recording Secretary