

EBCC Board Meeting October 14, 2025

Attendance: Lyn Damschen, Matt Hoffman, Janean Moriarty (secretary), Steve Moutray, Weston Moutray, Kelly Roberts, Steve Weir; Kim Poisson (financial secretary).

Not in Attendance: Cory Anderson, Brian Foley, Donna Henderson, Tony Jones, Beth Strachan, Reese Leabo, Robert Leaverton; John Cooper (caretaker).

Visitors: Steve McKeen, Leo Brink, Renee McKeen Ostheller, Sue and Jon DeArman..

The meeting was Called to Order by Matt Hoffman at the beach cabana at 6:07 p.m.

September's meeting minutes were submitted to the board via email by Janean Moriarty. They were approved unanimously.

Financial Report

The financial report for September was submitted to the board by Kim Poisson via email and at the meeting. Approximately \$7,000 in dues and fees was received income, and approximately \$3,400 went out in expenses, including \$948 for removal of pea gravel from Edgewater Park. Kim reported that 85% of dues have been collected with \$10.4 K outstanding and 37% of the budgeted expenses have been used. The next round of interest fees for unpaid dues will go out in October.

Caretaker Report

There was not caretaker report given.

Unfinished Business:

Edgewater Park Development Report

Recommendation to include the progress of the play equipment in the newsletter, including the proposed efforts to fundraise.

Recommendation to have a special escrow account for donations toward this project.

Donna Henderson and Beth Strachan can follow up on the plans and fundraising, as the committee for this project.

Mulholland Gate Lawsuit Update

There was no new information regarding the lawsuit. There was a reiteration that the EBCC board does not speak through the community Facebook group. Board members participate in the page as community members.

New Business

Lyn Damschen requested discussing fines on covenant violations with the attorney. There was discussion regarding the method in place and on the compliance to covenants. This led to the proposed covenant updates that were pursued last year, ending in a technicality with the voting procedure. Matt stated that could be corrected and the ballots sent out again.

Leo Brink, community member, asked about the EBCC moving to electronic communications. This was discussed. Capturing and maintaining the 450 email addresses has been the challenge in the past.

There were no additional reports or motions.

The meeting was adjourned at 6:30 pm by Matt Hoffman.

The next board meeting is scheduled for Tuesday, November 11, 2025, at 6:00pm at the Beach Cabana.

jlm