

Woods Bay Homeowners Association
P.O. Box 8118 Bigfork, MT 59911

Meeting: Annual Meeting of the Homeowners with Board Members

Date: 08/19/2026

Time: 6:00 p.m.

Location: Lake Access

1. CALL TO ORDER

President C. Ellingson called the meeting to order at 6:09 p.m.

2. ESTABLISHMENT OF QUORUM

John Caldwell, Vice President; Scott Christ, Secretary; Chris Ellingson, President; Chad Bessette, Member at Large, 22 homeowners present (more than 10%). A quorum was present. Those in attendance introduced themselves.

3. APPROVAL OF MINUTES FROM 2025 ANNUAL MEETING

After review of the 08/13/25 annual meeting of the homeowners' minutes, homeowner made a motion to approve the meeting minutes without corrections, C. Ellingson seconded the motion, no discussion ensued, and everyone voted on approval of the meeting minutes without correction. The meeting minutes were approved as submitted.

4. REPORT FROM BOARD OF DIRECTORS

(a) C. Ellingson stated that among other improvements, we have added another access point to open the automatic drive-in gate from the inside to accommodate for wheelchair access per previous year's homeowners' request. (b) C. Ellingson stated the board met 4 times in executive session in the last year to discuss legal or confidential matters. (c) C. Ellingson stated that we will switch bi-annual billing to one payment for HOA fees starting January 1, 2027 to save administrative costs, and asked homeowners if there were any objections or concerns to that change. There were no concerns or comments from homeowners.

5. REPORT FROM ACCOUNT MANAGER

(a) Peggy Ellingson reported Glacier Bank checking account balance of \$7,948.82 and Whitefish Credit Union savings account balance of \$43,425.93 (b) Delinquent accounts; 4 homeowners past due, key cards for past due homeowners have been deactivated. (c) Reminder to homeowners that they can setup auto-pay through their bank or drop payment off at Papa's Market. (d) Purchased bike rack \$389.00 and paddle board rack \$360.00 which was researched by C. Bessette. (e) HOA will be hiring a company to handle spring cleanup at the Lake Access in the spring. (f) HOA hired Roberto Zavala for the neighborhood cleanup, the bill was \$2,485.00 which included driftwood cleanup at Lake Access. Francisco Zavala was hired to remove driftwood this month for \$300.00. HOA will be doing another neighborhood cleanup in the

spring of 2028. (g) Liability Insurance paid \$3,929.00 and Directors and Officers (D&O) insurance paid of \$1,998.00.

6. ELECTION OF BOARD MEMBERS

(a) Nominees: John Caldwell, Tana Hedges, Ricci Gertz. (b) Votes were counted and 2 new board members are: John Caldwell and Tana Hedges.

7. HOMEOWNER FORUM

One query about lot maintenance, and their adjoining neighbors agreed upon a satisfactory resolution. No further topics discussed.

8. ADJOURNMENT

There being no further business come before the board, the meeting was adjourned at 6:43 p.m.

Scott Christ

Secretary