

# Eagle Bend North Homeowners Association

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PO Box 9365 Kalispell, MT. 59904 (406) 257-1302

## BOARD OF DIRECTORS MEETING

Tuesday June 16, 2009

Eagle Bend Golf Club Conference Room 9:00 a.m.

**Call to order and establish a quorum** - the meeting was called to order at 9:00 AM. Board members present were President, Barb Henry; Vice President, Myron Achenbach ; Treasurer, Vince Taylor ; Secretary, Bugsy Yarbrough ; Tim Ryan and John Horning. Also present was Architectural Committee chair, Carl Henry and David Roberts from Western Mountain Property management. Invited guest was Mary Ward the president of Golden Eagle Town Homes. Elizabeth Goldberg attended as a homeowner.

**I. Approval of minutes of March 31, 2009 Board meeting** - upon written reply through email the Board unanimously approved the minutes.

**II. President's Message** Lot 102 for sale sign changed to meet CCR code.

**III. Treasurer's Report** – Chairman Vince Taylor; The Association has total assets of \$87,900, liabilities of \$9,500 and homeowners' equity of \$78,400 as of May 31, 2009. Unpaid assessments, transfer fees and mowing charges total \$550.00 The Board decided that liens will be filed on the respective properties if the accounts remain unpaid after July 1, 2009.

## **VI. Committee Reports:**

- a. Architectural** –Carl Henry Chairman; Townhouse Lots 11 and 12, have driveways and drainage area problems. The Townhouse Association (Golden Eagle) has CCR's which state that the driveways and sidewalks are the responsibility of homeowner. The

drainage problem is the Eagle Bend North Homeowners' Association problem. A bid for \$1000.00 was given to us by Ace Landscaping to correct the drainage problem. We are going to wait to see what is causing the sink hole in the driveway before we fix the drainage problem.

One new house plan has been submitted for Lot 104. The committee is awaiting a drainage plan and a landscape plan before final approval is given.

- b. Landscape** –Committee Chair, Buggy Yarbrough; David Roberts will call the owners of lot 59 and 30 to turn on the water and get their lawns mowed and weeds cut. David will also ask Don Goodall to spray and trim the weeds in the drainage area along Bridger Drive in front of Lot 51.
- c. Road** – Committee Chair, Tim Ryan; Board members prior to the meeting reviewed the road and the cracks that appear to need resurfacing. Tim said that in order to fix the roads correctly we need to have them routed. The Board agreed that we should fix 2000 feet of cracks this year and the deepest cracks should be fixed first. The 2000 feet will complete about 50% of the problem area. David Roberts is going to get two bids for the road work. The speed sign on Golden Bear is going to be moved closer to the entrance of Eagle Bend North, just off Holt Drive. David Roberts will contact someone to have the sign moved.
- d. Governing Documents** – Barbara Henry chairman; Myron Achenbach has been asked to head up a committee that will contact association members who have not returned the amendment proposals they received in the mail.

## **VII Old Business**

- a. Lift Station Maintenance Schedule:** David Roberts has hired a maintenance man to monitor the lift station and do general repairs as needed.

- b. County response to trees on Holt Drive:** David Roberts reported that the County does not feel that trees on the intersection of Holt Drive and Hanging Rock are an issue and therefore will not trim up the Blue Spruce trees. We all need to use caution at this dangerous intersection.

### **VIII. New Business**

- a. Billing**—according to the bylaws interest penalties of 12% per annum will be assessed 30 days after due date of billing. Motion made and seconded. This will include the mowing and maintenance charges. Billing for yearly dues will be mailed out the first of January.
- b. Nominating Committee Report** Tim Ryan Chairman; the nominating committee of Jim Sewell and Terry Hanson have been approved and seconded. All nominees will submit their bios that will be included in the mailing to all Eagle Bend North homeowners announcing the annual meeting along with a proxy. The Annual Meeting of the Association will be Thursday July 30, 2009 at the Masonic Lodge in Bigfork at 10:00 a.m.

### **VIII. Adjournment.**