

# EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

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

June 10, 2016

## BOARD OF DIRECTORS MEETING

Western Mountain Property Management Conference Room-9:00 AM

Meeting was called to order by President, Lloyd Ross. Board members present: Myron Achenbach, Jim Valentino, Mary Lambert, and Teresa Holm. Also present was property manager, Dave Roberts and guests Clay and Kaye Emmert.

Kaye expressed her concerns about some of the new houses that have been built in EBN the past couple years. She also had some questions about their choice of landscaping, or lack thereof. She feels that the house across from her that was built on a diagonal and does not follow the correct architectural design for EBN. She read some excerpts from the 1999 Architectural committee standards. The standards that she and others felt that were not being followed were; The committees approval of drawings specifications and schedules shall be phased among other things on conforming and harmony of external design with neighboring structures; new houses must enhance the nature beauty of the development and simultaneously protect future use and property values. Many people have a lot of money invested and are worried about their property values decreasing. Kaye then read a letter from Joan Ellison. Joan feels that the last three houses that have been built did not follow the covenants and architectural guidelines for EBN. Kaye also read a letter from Jim Fagon. He said that Eagle Bend Golf Club is also worried about the character and appearance of the community with the new homes being built. Kaye, Joan, and Jim all mentioned that the dressed golf mannequin at the end of hole 11 needs to be removed. Both Kaye and Joan said they would be happy to serve on the architectural committee. Lloyd welcomed Kaye and Joan to serve on the committee. Lloyd agreed with her concerns but explained that at this point we can't do anything about the past but we can do something about the future. Kaye suggested a letter should be sent out to those people who have recently built to suggest

adding more landscaping to help soften the look of their homes. It is her wish that all the other open lots that have yet to be built on would be held to a higher standard.

Myron made a motion to approve the minutes from March 15, 2016. Jim seconded and motion passed unanimously.

### **FINANCIAL REPORT-MARY LAMBERT**

Eagle bend North HOA total equity is \$217,592 which includes:

Association Equity of \$70,662

Road Reserve of \$123,032

Remaining 2016 budget of \$23,899

Accounts receivable are \$4644. Interest earned in 2016 on 2 CD's earning 0.8% interest is \$451. The \$18,940 designated for road reserve has not been moved out of the checking account due to upcoming road refurbishment in 2016.

Jim made a motion to approve the financial report and Myron seconded. Motion passed unanimously.

### **COMMITTEE REPORTS**

#### **Architectural Report: Dan Kidd**

Dan has approved;

The remodel of a deck and enclosure at 249 Bridger; a golf ball fence at 212 Bridger; removal of a dead-dying aspen tree of Carol Barnes; replanting of the plants in Circle Drive at 109 Cougar Loop; removal of diseased birch trees and replacing them with Mountain Ash at Mary Lambert's; replacement and addition of trees at Golden Eagle Townhomes Association.

Dan reported outstanding issues of compliance:

225 Bridger Dr.-deposit still held for repainting and additions to the house. The Committee granted a one year extension on 8/24/2015 for compliance for the shingles matching on the addition. Today it is still out of compliance. This is the only deposit in the books.

We have had several issues of non-compliance reported to the Committee. Current issues being reported; repainting, roof replacement and landscaping. The board needs to address this by reminding our members of the covenants.

Also, the Committee has observed some properties that are in dis-repair and one home that the roof needs to be replaced. Dan wondered if the Committee or Dave should police this.

#### **Landscaping Committee: Jim Valentino**

No concern or complaints

#### **Nominating-Steve Armstrong**

Steve Armstrong has had no response from anyone yet for the positions we have to fill on the board.

#### **Roads-Lloyd Ross: Old Business:**

Lloyd signed a contract with Fraser Management and Consulting for the management of our chip seal project. They plan to start in late August or early September. We have the money for the project.

Dave presented a proposal from Badger Excavating, Inc. for culvert cleaning. It will cost \$5,700. The project will be time and material. If project takes less time the savings will be passed on to the home owners. If there are more than 25 culverts and it takes longer than estimated, it will be charged time and material.

We will have Mike Fisher take a look at all of the culverts to see if they actually all need to be cleaned.

**New Business:**

We received an estimate to pave Chapman Hill Road. Funds are still needed to secure the project. Lloyd will send a letter out to everyone to see if they would be willing to contribute to help have it paved. Dave will set up an escrow account to keep track of donations.

Next meeting is the annual meeting and is set for August 9<sup>th</sup>, 9: 00 AM at the Yacht Harbor clubhouse.

Adjournment 10:20. Mary made a motion to adjourn and Jim seconded.