

EAGLE BEND NORTH HOMEOWNERS ASSOCIATION

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Tuesday December 6, 2016

Western Mountains Property Management Conference Room

Call to Order: The meeting was called to order at 9:00 a.m. by President Lloyd Ross. In attendance were: Board Member Jim Valentino; Vice President Scott Austin; Treasurer Mary Lambert; Steve Armstrong; Secretary Teresa Holm. Architectural Committee member Dan Kidd was available on conference call. Also in attendance was Property Manager Dave Roberts.

Approve Minutes: A motion to approve the minutes of the June 10, 2016 meeting as written was made by Jim and seconded by Teresa. Motion passed with unanimous approval.

Financial Report: Mary Lambert: Account Receivable total as of December is \$9876. Lot mowing for 2016 total \$5197 and these invoices have been mail to the empty lot owners for payment. The past due Accounts Receivable total is \$4679 which represents two homeowners. One owner is in arrears for the 2016 yearly dues of \$480. The remaining amount is the result of one homeowner who has not paid their assessment for over six years. Liens have been filed and in the event the property is sold, EBN will be reimbursed. There have been seven properties sold over the year and EBN has collected \$1750 in transfer fees. Cash in the bank as of December 1, 2016 is \$19,165. Total cost of the chip sealing for all the roads in EBN was \$90,136 and this included the engineer fee of \$5400. The final payment for the roads was made in November. There is currently a balance in the road fund of \$33,257. In order to have cash to carry us until the end of 2016 one of the CD's was cashed which was worth \$25,116. Currently EBN has a second CD worth \$88,227 which matures in April. A motion to approve the financial report was made by Teresa seconded by Jim. The vote was unanimous.

Committee Reports:

Architectural Dan Kidd: There are currently two outstanding projects that have not been completed. One is a new roof for a homeowner and the second is a privacy screen. Dan has given the homeowners an extension until the spring for the completion of these two projects.

Roads Scott Austin – There was discussion regarding the recent snow removal on the roads. Lloyd said the crew left a berm which covered all the driveways and the snow plowing was only one car width. All agreed that the time frame was good as the roads were being plowed by

8:00 a.m. Dave called the snow plow crew during the meeting asking them to come back and plow to widen the coverage on the roads.

Mary brought up for discussion a problem that one homeowner is experiencing who lives on Bridger Drive. This property owner has a driveway that is close to the curve on Bridger Drive and they have limited visibility when they pull out of their driveway. The Board discussed different ways to help them improve their visibility and make it safer for them as they pull onto the road. Some of the thoughts by the Board were temporary speed bumps, but this idea could damage the roads over a course of time. The use of a mirror was also discussed as a solution to the problem which would allow the homeowner to see past the curve. The Board agreed that in the summer the traffic on Bridger Drive picks up as people use the road as a short cut to Eagle Bend Golf Club, and there is also an increase in some industrial traffic. Do we need to have a counter and see what the traffic numbers are? The speed signs on Bridger Drive are currently 25 miles per hour and Dave said some Homeowners Associations are changing their speed limits to 20 miles per hour. Purchasing a mirror and lowering the speed limit to 20 miles per hour would be a good attempt at trying to correct the problem. Mary made a motion to adjust the speed limit throughout Eagle Bend North development to 20 miles per hour, Jim seconded the motion. The motion passed with a unanimous vote.

Currently all the signs in the development are sand blasted and Dave has not found a company that provides this service. There is one new technique and he has estimated that it would cost around \$50 each new sign. Dave will take down one speed limit sign and see if this company can duplicate the look of the existing signs. It was brought up that the spelling of Baylie Street sign is incorrect and Dave will have a new sign with the correct spelling made. The Board gave Dave permission to spend up to \$750.00 for new speed limit signs and a correct Baylie street sign.

Culverts: Scott reported that some of the culverts in the development are 90% blocked. Scott will monitor the culverts for water accumulation as the snow melts this spring to determine the scope of the problem. The Board will then decide which culverts need to be cleaned out. A question was asked if this was the responsibility of the homeowners or EBN. Lloyd said this is the Associations responsibility. There is a bid from Badger to clean all of the culverts in the spring.

Landscape Jim Valentino : There is a long transition period between fall and winter and wondered if the Christmas lights could be placed in the marquees earlier next year.

Nominating Committee: Steve Armstrong reported that there is one person who is interested in running for the Board in 2017. Teresa Holm's term will be up in 2017 and she has decided not to rerun. If anyone is interested please contact Steve and give him your name.

Old Business: The chip sealing has been a great success. Scott will review the roads in the spring to see if any cracks have developed that will need to be repaired.

New business: The Web Site is still down and The Board decided in October to spend \$500 for the repair of the existing Web Site and Dave said Flathead Beacon should have this done in the next few days. There is currently a budget of \$1000 for the 2017 yearly maintenance of the site, but there is not a budget for a complete remake of the Web Site. The repair will buy EBN some time and then the Board can make some decisions regarding a new Web Site. Lloyd opened the discussion to bring forth ideas regarding the Web Site. All Members agreed that it needs to be user friendly. Mary asked if there is adequate room to list all committees and members on the front page. Dave said that he can do all the updates and but if EBN is adding new committees this will need to be done by the Web support team. Teresa asked if we owned our domain name or are we leasing it? Dave will find this out by calling Peter at Flathead Beacon. Should we hire a computer consultant? Scott volunteered to will head up a committee and he will find out the history of our Web Site with the current owners of Flathead Beacon. Scott asked the Board to look at the site and see what they like and don't like and then prepare to discuss this at the next Board meeting.

Golden Bear Drive: There are additional repairs that need to be made due to sloughing problems on the road. The vulnerable area is on the north side of Golden Bear Drive by the cat tails. There is currently a bid to repair this and the estimated cost would be \$17,000. The Board will determine if there is a need to hire an engineer who would help EBN obtain the necessary permits, and prepare the necessary design. There is money in the road account and the Board will decide in the spring what action EBN needs to take.

Budget approval for 2017: Mary reviewed the 2017 budget. The assessment will remain the same of \$480.00 per lot. The only change to the budget was the need to increase the Sign Repair budget from \$200 to \$750. A motion was made by Jim to approve the 2017 budget and Scott seconded the motion. The motion passed with unanimous approval.

The meeting adjourned at 11:45 next scheduled meeting will be on March 14, 2017 at 9:00.

Bugsy Yarbrough Recording Secretary