EAGLE BEND NORTH

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

Tuesday March 14, 2017

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 Vice President Scott Austin; Treasurer Mary Lambert; and Board Member Jim Valentino. Nominating Chairman Steve Armstrong was also in attendance along with Property Manager Dave Roberts. Architectural Chairman Dan Kidd was available by phone.

***Approval of minutes:*** The minutes from the December 6, 2016 were reviewed by the Board and Mary made a motion to approve the minutes and Jim seconded the motion. It passed with unanimously approval.

***Treasurer’s Report:***  Mary Lambert provided a Financial Report as of March 13, 2017. The year 2016 finished with a surplus of $12,300. Current assets are $165,600. This includes $74,000 in checking with a check for $500 that has not yet been deposited, accounts receivable of $5400 and a CD which will come due April 2017 for $88,000. Total road expenses for 2016 were $90,200 and at present there is $52,140 in the road fund. The Association budget for 2017 is based on the income of $56,640 from dues. At this time EBN has spent $3900 for snow removal and $1500 for the update of the website. The Board discussed options for investing the $88,000 when the CD matures in April. Questions were asked if we should invest all the money into one CD or should the Board buy two CD’s with different maturity dates. Mary will begin gathering information from the financial institutions regarding interest rates. Lloyd asked for volunteers who would be willing to help Mary in this process. Jim and Scott both said they would be willing to help. Lloyd will call all the Board Members in April letting them know what the interest rates will be for the new CD’s. A motion was made by Jim to approve the Financial Report and Scott seconded the motion. The motion passed with unanimous approved.

***COMMITTEE REPORT***

***Architectural Committee:*** Dan Kidd has just received one new request for routine house repair and has not talked to the any of the members on the architectural committee about this project. Still showing on the Balance Sheet is $2500 for a new roof which is scheduled to begin in the spring.

***Road Committee:*** Scott Austin has been walking the roads and has observed many new cracks which have developed over this harsh winter. He will continue to watch these along with our road engineer Mike Frasier and see if repairs will need to be done in the spring. New speed limit signs will be installed this spring which will lower our speed limit to 20 miles per hour. The Members discussed the additional traffic that incurs during the summer months from the golf course. After much discussion the Board decided to have two signs made that will be placed at each entrance that would read “Private Road No Through Traffic’. Dave will obtain a bid to have these signs made and report back to Lloyd.

Lloyd was pleased with the Snowplowing. They were out early in the mornings and made improvements throughout the season as they plowed. Street sweeping will happen when snow has receded and this will probably be sometime in May. All the culverts will need to be looked at and in the spring EBN will hire a company to clean out the culverts that are blocked. There are places on Bridger Drive where the water is standing on the road bed and compromising the structure of the bed. This event is occurring on empty lots and the Board will look at this as the spring progress and look for solutions.

Golden Bear Drive will need to be repaired where the road is breaking away. EBN will hire a contractor and he will be responsible for obtaining any permits that are necessary. Mary made a motion to begin gathering bids and to approve the spending of $15,000 for the repairing of Golden Bear Drive. Jim seconded this motion and it passed with unanimous approval.

***Landscape Committee:*** Jim Valentino commented that many homeowner express appreciation for the colorful Christmas decorations. They created a bright spot against all the snow. Don Goodall has the contract again this year and will be planting flowers in the marquees sometime this spring.

***Nominating Committee:*** Steve Armstrong reported that no new candidates have come forward. There is one board position that will need to be filled at the Annual Meeting and one homeowner has expressed a desire to run for this position. If any homeowner is interested in running for the Board please notify Steve.

**OLD BUSINESS:**

***Website Revisions*** Scott Austin: The Board thanked Scott for the many hours that he spent on working on the website. Dave was able to give Scott the lead of Flathead Beacon to do the work and it turned out great. The Board is asking all the homeowners to please take a look at the sight as all minutes and homeowner information will be posted. The Board will never give the list of our members out for private funding opportunities. The Membership list is password protected and all homeowners’ personal information on the site cannot be printed.

***Legal Representation;*** Randy Ogle is currently working with the Association as our attorney. The Board is waiting for his decision on a situation in Golden Bear where a townhouse is in need of repairs and the homeowner is not responding to requests for work to be done. Lloyd is waiting for his advice on how to proceed.

***August Meeting;*** Annual meeting is scheduled for the 8th of August and it will take place at the Eagle Bend Yacht Harbor Clubhouse at 9:00 a.m.

**Next meeting**  June 13 at WMPM at 9:00

**Adjournment 11:00 a.m.**

Bugsy Yarbrough Recording Secretary