EAGLE BEND NORTH HOMEOWNERS BOARD MEETING

June 13, 2017

Western Mountains Property Manager Conference Room

*Call to Order –* President Lloyd Ross called the meeting to order at 9:00 a.m. In attendance were Vice President Scott Austin, Treasurer Mary Lambert; Secretary Teresa Holmes and Board Member Jim Valentino. Also present was Architectural Chairman Dan Kidd and Dave Roberts Eagle Bend North Property Manager. Also in attendance were Nominating Committee Chairman Steve Armstrong and Linnea Ghilardi.

 *Approval of minutes from March 14, 2017 Board Meeting -*  A motion was made by Jim to approve the minutes and seconded by Scott. The motion passed with unanimous approval.

*Financial Report Mary Lambert Chairman -* Total equity is $155,886. This includes $83,142 in general account, $52,020 in Road Reserve and $18,724 in the remaining 2017 budget. Mary reported that we are currently over budget in 4 areas including tree maintenance by $820; sign and road repair $600; snowplow/sanding by $5400 and $555 for Website.

The Board voted unanimously to move $30,000 from the general account to road reserve which will bring that fund total to $82,020. The road reserve has been funded for this year and each year $18,940 will be added to the road reserve.

 The Board also unanimously voted to move the Road Reserve fund to the “First Internet Bank of Indiana”. Two CD’s will be purchased. One will be $41,010 for 24 months earning 1.7% interest and the second CD will be for $41,010 for 48 months earning 2.00%. Also $25,000 from the main General Account of $53,142 will be placed in a savings account at the same bank earning 0.08%. Remaining at Rocky Mountain Bank will be the $18,724 of the 2017 budget and $28,142 of the General Account.

 A motion to approve the financial report was made by Jim and seconded by Scott. The motion passed with unanimous approval.

COMMITTEE REPORTS:

*Architectural Report Dan Kidd-* Plans for a new home at lot 111 on Colter Loop has been received and is currently being reviewed. The Homeowners would like to begin construction in August. The home at 100 Levi Court is currently redoing their deck, new garage doors will be installed and the front columns will be repaired. One Homeowner repainted their home last year and Dan is contacting the owners as they had agreed to stain the cedar shakes in the gable and Dan is not sure if this has been completed. There have been five remodel projects over the last 6 months and Dan will be inspecting these before their architectural fees are reimbursed.

*Road Committee Scott Austin Chairman – Scott* said currently there is one homeowner who feels there is too much loose gravel on the roads. He has already advised the homeowner to write a letter to the board sharing his concerns in order for the board to have a formal request. Other board members said they had not heard any complaints from any of the other homeowners in EBN. Lloyd shared that while street sweepers do sweep up some gravel they also loosen up gravel which is part of the chip sealing integrity so having the roadway re-swept is not an option. Lloyd recommended that homeowner’s write a letter specifying their complaints then the Road Committee would respond to those issues. Scott will reiterate this recommendation to the homeowner.

Newspeed limit signs, which have lowered the speed limit to 20 miles per hour, and new “No Thru Traffic” signs are up. Dave is waiting to receive new stop signs for EBN.

 Lloyd and Scott mapped all the culverts throughout EBN and Scott handed out a map showing their location. They found 33 culverts and many of the culverts are at least partially blocked and need to be cleaned out. Some of the culvert inlets and outlets in the townhome area and lower Bridger Drive are covered by dirt and rock. Scott said the board should notify all homeowner requesting they do not cover the inlets and outlets as this prohibits the flow of water. Scott counted a total of 25 culverts that need to be cleaned out. Dave had received a bid of $5700 and the Board was in agreement that this needed to be done; Dave will set this up.

Scott asked if the crack sealing could be done in the near future. The Board gave Dave permission to get this set up and at the same time repair the break outs in the roads.

*Landscape committee Jim Valentino* -all the marquees has been newly planted with flowers and look great. A shrub has been replaced that died over the winter. The lights have been out and Nelson Electric installed new LED light fixtures and lights in all three marquees. Mary asked if the sign with the Eagle Bend North name could be more brightly painted as it is hard to read on the marquees. The Board will review this at a later time and discuss some paint color options.

*Nominating Committee Steve Armstrong Chairman-* There will be one opening in 2017 and currently one homeowner has expressed a desire to run for the Board. There have been no further candidates at this time.

OLD BUSINESS

*Chapman Hill Road-* Lloyd reported on the future paving of this road. Barry Fisher who lives in Whispering Pines is heading up the fund raising project for the paving of Chapman Hill and has asked the Board to notify the EBN homeowners. Lloyd suggested that we send out a mailing to the homeowners notifying them of the project and to give them an option to contribute to this project. The Board is not endorsing this project and we are not asking homeowners to make a contribution but to read the information and make a decision if they would want to contribute. This information will be mailed to all the homeowners along with announcement of EBN’s Annual Meeting.

*Condition of Roadways -* Lloyd and Scott have been monitoring the road throughout the subdivision. EBN has sealed cracks and chip sealed over a 20 year period, and the roads seem to be in good condition. We had a bad winter and that is to be expected over a period of time. Lloyd went on to say that the next surfacing will probably be an overlay and that is when EBN will improve the road bed, but that is in the future. LHC looked at our roads 2 years ago and thought the road bed was in good condition. The board discussed the condition of the roads, their age, amount of traffic, and whether or not an engineer was need to provide an expert opinion. After some discussion, it was agreed that Dave would hire an engineer to assess the areas of concern, specifically (1) whether or not a more thorough survey of the road bed itself is recommended; (2) recommendations for short-term remedies to lower/middle Bridger; (3) recommendations for improving drainage along lower/middle Bridger Drive, and; (4) recommendations for addressing the road edge degradation issue on Golden Bear next to the wetlands. A report will be given at the August meeting.

*Colter Loop Townhouse - Manning;* a letter was mailed to Mr. Manning regarding the repair work that was need on his townhouse on Colter Loop. Mr. Manning did respond and has begun all repairs. The gutters have been cleaned out and all the windows are in the process of being replaced. It was also discovered during repairs that he has a mold problem due to a refrigerator leaking over the winter. Restoration work has begun on the inside of the townhome and the adjoining unit’s homeowner has been notified of the mold issue.

Lloyd shared that two owners of town-homes came to an agreement as to shared responsibility for repairs and maintenance of the exterior of their building. The board was encouraged by this proactive approach; perhaps other town-home owners can/will adopt a similar arrangement.

*August Meeting -*  A new date for EBN’s annual meeting has been set for August 15, 2017 at 10:00 a.m. at the Eagle Bend Yacht Harbor Clubhouse. Coffee and donuts will be offered for all who attend. In the letter announcing the Annual Meeting we will be asking homeowners to update their email information. The letter will also include the password to the website. Lloyd asked the Board to notify him if there was any additional information they would like to see in the letter to the homeowners.

NEXT MEETING August 15, Eagle Bend Yacht Harbor Clubhouse. 10:00 a.m.

ADJOURNMENT 11:00 a.m.