EAGLE BEND NORTH HOMEOWNERS ASSOCIATION

BOARD MEETING

October 3, 2017

YACHT HARBOR CLUBHOUSE

***CALL TO ORDER*** at 9:00 AM, Lloyd Ross called the meeting to order.

***INTRODUCTION OF BOARD MEMBERS***: President, Lloyd Ross; Vice President, Steve Armstrong; Treasurer/Secretary, Mary Lambert; Board member Jim Valentino; and Dan Kidd Architectural Committee. Available by phone was Board Member, Scott Austin. Also present was the Board of Golden Eagle Townhomes Association; President Ken Evans; Liane Fales and Linda Kidd. Dave Roberts, Property Manager from Western Mountains Property Management and Bugsy Yarbrough, Recording Secretary.

***APPROVAL OF MINUTES***: A motion was made by Mary Lambert to approve the minutes from the last meeting of EBN HOA. The motion was seconded by Jim and it passed with unanimous approval.

***FINANCIAL REPORT***: Mary Lambert presented the treasures report and provided the financials through August 2017. Currently there is $32,440 in the checking accounts, and $107,270 in three different CDs with the First Internet Bank of Indiana. All homeowners are current on their yearly dues and some owners have paid their dues in advance. Steve made a motion to approve the financials and Jim seconded the motion. The motion passed with unanimous approval.

**COMMITTEE REPORTS**:

***ARCHITECTURAL COMMITTEE***: Architectural Chairman Dan Kidd provided a report. There are two new homes under construction; one project is half done and one just getting started. Two homes are being remodeled and one new project will start in the next few days. There have been several maintenance projects over the summer and some owners have had new additions to their present home. Lloyd thanked Dan for all his work as Chairman and noted that it has been a busy year. At present those members of the Architectural Committee are: Dan Kidd; Derek Swank; Joan Ellison; and Brad Emmert. Dan said that one question that always comes up is, what is the difference between maintenance, that does not need approval and repairs that may require architectural approval? If homeowners are painting their homes the same color they will need to fill out an architectural form. If you are updating your landscape and perhaps not removing any trees you still need to fill out a form. This form notifies the Architectural Board as to what is happening at your home and will alleviate a homeowner making some decisions that are not allowed according to our EBN HOA Architectural guidelines.

***STREETS AND ROADS COMMITTEE***: Scott Austin Chairman: Badger Inc. has come and cleaned many of the culverts in EBN. Scott thanked Mary and Jim for distributing notices to the homeowners of the work to be done. Scott has inspected the culverts and all appeared to be cleaned. A few of the outlets are below grade which means the water must get a few inches deep before it will drain freely. It would take a lot of digging to get the proper grade. Scott recommended that EBN continue to monitor the issue. Jim asked if EBN should install a mesh in front of the culvert to stop the clogging. Scott said the culverts had been there for 20 years and had never been cleaned out. He was not sure if a mesh would eliminate the buildup of small pebbles. Mary asked if large rocks would be better around the culvert to help prevent the buildup of small pebbles. It was decided by the Board that to leave it as it is and monitor more frequently.

The Board discussed the deteriorate of Golden Bear Drive by the tee box at Hole #2. Golden Bear Drive is widely used by both Eagle Bend HOA and the Eagle Bend Golf Course, as it is the road into and out of the development. Lloyd and Scott will pursue setting up a meeting with Eagle Bend HOA and the golf course.

***LANDSCAPE COMMITTEE***: Jim Valentino Chairman: There has been some comment by homeowners that the lettering of Eagle Bend North on the marques is too dark and in the daytime you do not see it. They were suggesting a brighter color. Some Board members felt the attraction should be the flowers and not the sign. Dave will get a quote to see what it would cost to have it powder coated and then painted. The landscape in the marquee on the north side was discussed. It was noted that the junipers are overgrown and need to be trimmed. Dave will contact Don Goodall and discuss replacing these shrubs in the spring and in the meantime pull the grasses that have grown into the shrubs.

***NOMINATING COMMITTEE*:** Steve Armstrong Chairman: Steve announced that there will be two open positions in 2018 and he will provide some candidates. If anyone is interesting in serving on the Board, please notify Steve.

**OLD BUSINESS**

**CONDITION OF ROADWAYS**

***BRIDGER ROAD:*** Lloyd asked the Board if an Engineer should be hired to inspect the buckling of Bridger Drive. This is the first year that a soft spot appeared in the middle of Bridger Drive. Lloyd said the road bed has lasted for over 20 years, and our previous road engineer Mike Frasier, did not have any recommendation for repairs. Questions included if we know how much water is under the road? The road may be solid now but it is not flat and there are some areas of concern. Lloyd agrees to monitor the road during the winter months and the Board will review this area in the spring.

***SNOW PLOWING***: Dave is securing another bid and is also talking with last year’s snow plow crew. There had been some problems early in the season in 2016, and Dave addressed this issue. Dave will see if EBN can get a better bid with a new company and will have more information toward the end of the week. Steve and Jim were both pleased with the plowing and felt they got better as the year progressed.

***MANNING TOWNHOUSE IMPROVEMENTS:*** The remodeling on the inside of the townhouse is continuing. Due to a slow leak, in the ice maker, there was water damage to this unit. The outside of the townhouse is being repainted and the Architectural Committee is hoping the deck will be painted in the fall. EBN’s attorney sent a letter to Mr. Manning outlining his responsibilities as a townhouse owner.

Ken Evans, President of Golden Eagle Townhomes, would like help from EBN to find a solution for units that could fall into disrepair. Lloyd Ross acknowledged that Golden Eagle Townhomes has some older units and a lot of money would be needed if EBN HOA had to repair the townhomes in this development. Lloyd explained to Ken that if EBN had to pay for repairs, this would affect those who own property in the Golden Eagle Townhomes as well as EBN HOA. Lloyd thought that many of the townhomes have roofs that may need to be replaced. Ken Evans would like the EBN Board to be proactive in getting some much needed maintenance done. He said the two story townhouses need to be painted and would like the Architectural Committee to write a letter. Lloyd said EBN is not going to begin a policing of the units in Golden Eagle Townhomes. If a property owner had a complaint then the Architectural Committee would discuss this. Ken said he has never addressed the need for repairs with a townhouse owners and he would like the EBN Board to handle this as Golden Eagle Townhouse Association does not have any Architectural authority. Lloyd said that if the Golden Eagle Townhomes would notify the Architectural Committee of any complaints then the committee would take appropriate action.

***RECIPRICAL AGREEMENTS:*** Ken Evans does not feel that it is necessary to have an agreement within the attached units. He has looked at the Golden Eagle Townhomes CC&R’s and this type of an agreement is not mentioned, but it is his opinion that EBN has a duty to protect them. Lloyd said the Architectural Committee would write a letter if a roof needs to be replaced and hopefully both owners will agree and share in the cost.

Ken Evans brought a plot plan which shows the common areas within Golden Eagle Townhome Association. He stated that there have been homeowners who have requested building a patio within that common area. Ken said the Architectural Committee does not have permission to violate the common area. He felt the Committee should not allow anyone to convert the common area outside their home into a patio. Ken wanted the Architectural Committee to know that in the future Golden Eagle Townhomes would deny all permission from a townhouse owner who wants to violate the common area. Lloyd pointed out that in the Golden Eagle Townhomes CC&R’s, Lot 2 which is the common area, falls under the authority of the Architectural controls of EBN. Ken said in the future Golden Eagle Townhomes does not want any permanent structures to be built on the common areas. Ken said if permission is given to build on any part of the common area, Golden Eagle Townhomes will not agree to this. Ken asked Lloyd to have EBN’s attorney look at this complaint and Lloyd said that would not be necessary. It is very clear that the Golden Eagle Townhouse Associations CC&R’s give the EBN Architectural Committee authority to make a decision regarding the common areas.

Next meeting with be Tuesday November 28th, at 9:00 AM at Dave’s office.

***Adjournment*** 11:00 AM

Bugsy Yarbrough

Recording Secretary