EAGLE BEND NORTH HOMEOWNERS ASSOCIATION

Board Meeting

November 28, 2017 9:00 A.M.

Western Mountains Property Management

***Call to Order:*** At 9:00 A.M. President Lloyd Ross called the meeting to order.

***Roll-Call***: Board members present for the meeting were, President, Lloyd Ross; Vice President, Steve Armstrong; Secretary-Treasurer, Mary Lambert; and Board Member Scott Austin, absent was Jim Valentino. Also present was Property Manager Dave Roberts; and Recording Secretary Bugsy Yarbrough.

***Approval of Minutes***: Steve made a motion to approve the minutes from the October 3, 2017 Board Meeting this was seconded by Mary. Motion passed with unanimous approval.

***Financial Report-*** Mary Lambert reported that as of October 31, 2017 there is a total in Checking and Savings equaling $131,900. This figure includes two CD’s with the combined total of $82,500. The vacant lot mowing charges have recently been billed to the individual owners. The charge to clean the plugged culverts was $2320. A motion was made by Steve to approve the Financial Report. This was seconded by Scott and the motion passed with unanimous approval.

***Committee Reports***

***Architectural Committee-*** Dan Kidd Chairman; Dan was not able to attend and Lloyd provided the report. One new home application has been approved and their check has been deposited. There are currently two new homes under construction and the Architectural Committee is monitoring the building sites. There are other lot owners who have expressed the desire to build in the spring and other home owners who will have remodeling projects in the future.

***Streets and Road Committee*** – Scott Austin Chairman; Lloyd thanked Scott for his work on Golden Bear Drive. He has started communication with the necessary people to help us solve some potential road problems. Scott said The Board will be working on the road issues and will make a report at the 2018 Annual Meeting. No more road improvements are scheduled in the 2017. The early snow removal has been good with the roads being plowed early in the morning. The broken water heads in the roadways were replaced by Bigfork Water this fall.

***Nominating Committee***-Steve Armstrong Chairman; there will be one new Board position available in 2018 as Mary Lambert had decided not to run for a second term. Steve will include a note in the Annual Dues letter to all Owners asking if anyone would be interested in serving on the Board.

***Old Business:***

***Maintenance to Marquee sign:*** The signs will be addressed in the spring. Dave reported that because the signs are embedded and cannot be removed they will not be able to be powder coated, but they can be sanded and then painted. The Board will review some color choices in the spring.

***New Business:***

***2018 Budget***: Mary provided a Budget Overview for 2018 for the Board to approve. Scott talked about the need for improvements to the current web site in 2018 and was wondering if there was enough money in the budget to allow for this. Scott had suggested at for the October Board meeting, the convenience for Owners to be able to scroll the Members list and also the ability to download the Members list. Dave would like to do a hit count and see how many people are using the website. He will give a report at the next meeting. Scott suggested that at the 2018 EBN Annual Meeting we ask members if they are using the web site. The Board has asked Dave to include the website password to all the homeowners in their annual billings. Steve made a motion to approve the 2018 budget and Scott seconded and the motion passed with unanimous approval.

Next Board Meeting is scheduled for March 6th 9:00am at Western Mountains Property Management. Additional meetings will be June 5 and the Annual Meeting is scheduled for August 7, 2017.

Adjourn 10:00 AM

There was no Executive Session.

Bugsy Yarbrough Recording Secretary