**EAGLE BEND NORTH BOARD MEETING**

**Board Meeting**

March 6, 2018 10:30 a.m.

Western Mountain Property Management Office

***Call to Order:***  At 10:30 am President Lloyd Ross called the meeting to order.

***Roll Call:*** Board Members present for the meeting are as follows: President, Lloyd Ross; Vice President, Steve Armstrong; Secretary-Treasurer Mary Lambert; and Board Members Scott Austin and Jim Valentino. Also in attendance were Dave Roberts, Property Manager and Bugsy Yarbrough, Recording Secretary. Dan Kidd, Architectural Chairman, was present via conference call.

***Approval of Minutes:*** Mary made a motion to approve the minutes from the November 28, 2017 Board Meeting. This was seconded by Jim and passed with unanimous approval.

***Financials Report –*** Mary Lambert Chairperson; Mary reviewed with the Board the year end financials for the fiscal year 2017. As of the December 31, 2017, EBN has a total equity of $133,700, which includes a Road Reserve of $82,700. In Accounts Receivable, the past due amount of $345.00 is for lot mowing. December closed with two architectural deposits totaling $5,000. Mary reported that for 2017 EBN came in over budget by $1380. Scott made a motion to approve the financials and Jim seconded the motion. This motion passed with unanimous approval.

***Committee Reports***

***Architectural Committee***: Dan Kidd Chairman; Dan reported that there are currently three new homes that have been approved and are currently under construction. He did not have any new applications pending. Lloyd expressed a problem with construction workers bringing their dogs with them to the job site and then letting the dogs run. He will talk with the contractor and ask them to have the dogs on leashes if they come to the site.

***Streets and Road Committee:*** Scott Austin Chairman; Scott reported that in 2018 EBN switched to a new snow plowing service. The new company has done an excellent job and all Board Members agreed. There was discussion regarding the berms left in the driveways by the snow plow crew. It was acknowledged that many homeowners need to have the berm removed as it too difficult to shovel. Next year EBN will ask Homeowners to notify the Board if they need to have their driveways clear of the berm. Steve will provide this information in “News of the North”.

 Scott proposed scheduling a field trip in the spring and reviewing the necessary improvements needed on Bridger Drive. Scott and Lloyd will schedule this event and invite all necessary parties to come and take part in the review.

***Landscape Committee:*** Jim Valentino, Chairman; Mr. Goodall will be planting flowers in the spring and Mary talked about getting some of the overgrown shrubs pulled out. When the field trip happens in the spring The Board will look at this and make a recommendation. The field trip will happen the first of May. The Board decided to leave the color on the marques as they cannot be powder coated. The only way to change the color would be to paint it, and this would then chip over time and have to be redone.

***Nominating Committee***: Steve Armstrong, Chairman; Steve reported that so far two candidates Derek Swank and Jim Valentino have agreed to run for The Board.

***Old Business***

 Lloyd Ross talked about the roads throughout EBN. Lloyd reminded The Board that Golden Bear Drive is beginning to deteriorate but that EBN has time to come up with a plan in dealing with the expense of repairing this section. The drainage along Bridger Drive needs to be improved this year. Lloyd has been talking with Eagle Bend Golf Course and is trying to come up with a solution for our excess water. Some homeowners in EBN have sump pumps and EBN needs to have a place for that water to drain too.

Lloyd reviewed the original development plan of EBN and found that a flow line should have been constructed to allow the water to move downward along Bridger Drive and drain to the west. Lloyd explained that the grade needs to be reviewed to make sure the water will flow correctly.

Another problem is that some of the homes along Bridger Drive do not have a culvert under their driveways and this will need to be changed. Lloyd asked to form a new committee to work on this issue. Scott, Lloyd, Steve and Jim all agreed to serve. Steve made a motion to pursue hiring an engineering firm to look at our drainage problem and make a recommendation. This motion was seconded by Jim and passed with unanimous approval. Dave Roberts recommended the committee contact Badger Excavation. Dave will call and set up an appointment. Lloyd reminded The Board that they have one bid from Mike Frazier for $3600.

***Website***: The Board discussed the need for improvements to the site. It was decided by the Board that at the EBN Annual Meeting the Board would have a presentation showing Homeowners the site and how they can access it.

 ***New Business:***

A complaint was raised regarding an unleashed dog that is chasing a resident’s car on multiple occasions at the intersection of lower Bridger and Golden Bear. The Board reaffirmed the policy that all dogs in the EBN neighborhood are to be leashed when outside. This applies to all residents. Dave was given an action item to send a note to the homeowner to remind them of the policy.

 Lloyd Ross asked The Board to discuss the possibility of raising the annual dues to pay for the upcoming repairs to Bridger Drive and Golden Bear Drive. There is an estimated bid of $20,000 to repair Golden Bear Drive and an estimate of $25,000 to repair Bridger Drive. Mary said that The Board could raise the annual dues by 20% which would be $96.00 for each lot and generate an additional $11,300 which could be placed in the Road Reserve. Steve made a motion to increase the dues by $96.00 per lot to start in January 2019. This was seconded my Mary and motion passed with unanimous approval.

***Rent Policy:*** A Board Member asked if we have a Renters Policy in place for EBN. The answer is no. The Board will need to draft a more comprehensive rental policy that may be put in place.

Meeting Adjourned at 12:30

No Executive Session was held.

Bugsy Yarbrough Recording Secretary.