**EAGLE BEND NORTH BOARD MEETING**

June 4, 2018 9:00 a.m.

WESTERN MOUNTAIN PROPERTY MANAGEMENT OFFICE

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

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

***Approval of minutes:*** Steve made a motion to approve the minutes from the March 6, 2018 meeting. This was seconded by Scott and passed with unanimous approval.

***Financial Report***: Mary Lambert Chairperson; All homeowners have paid their dues as of June 4, 2018. As of April 30, 2018 the Association’s Total Equity is $176,980 which includes $50,990 in Association Equity, $83,300 in the Road Reserve CD’s and $43,220 Net Income remaining in 2018 budget. Included in the $43,220 Net Income is $18,940 contribution for the 2018 Road Reserve which give total Road Reserve balance of $102,240. Also included is $525 of interest on the CD’s which has already been put in the Road Reserve numbers but physical transfer will not occur until the end of the year. Thus actual Net Income after removing $18,940 plus $525 is $23,750 which is $310 over predicted budget amount of $24,060 for Year to Date Budget Performance. There are four architectural deposits totaling $10,000 in the checking account and are not included in the above numbers. In 2019 Homeowner dues will be increased by 20% bringing the total to $576.00 annually. A motion was made to approve the financial report by Steve, seconded by Scott and passed with unanimous approval.

**COMMITTEE REPORTS:**

***Architectural Committee:*** Lloyd Ross reported that there are four homes being monitored by the Committee. Two new homes on Cougar Loop are almost completed with both homes working on landscape.

***Streets and Road Committee*** - Scott Austin Chairman; On May 15 the Board Members met with Badger Excavation to walk Golden Bear and Bridger Drive. Badger Excavation looked at Golden Bear Drive and felt it was not an immediate problem. They then addressed the water flow issues on Bridger Drive. The Board asked Badger for a quote to improve the drainage by excavation a two foot ditch on both sides of the roadway. Scott said that it is a possibility that one new culvert would need to be added under a homeowners driveway. The Board also asks for a quote to repair the soft spot on Bridger Drive. The street sweeping is done, and crack sealing will take place sometime in June or July. One water valve is higher than the road; Dave will call the water department and ask if they would repair this valve.

***Landscape Committee:*** The Committee reviewed the marquees and noted that many repairs need to be done this year. The voles have chewed the Junipers by the upper marquee on the north side and many of the shrubs have become overgrown. The Board consulted with Biggies Landscape to see what repairs should be made and to do away with the planting of annuals each year and going with shrubs. The bid to plant new shrubs and add weed mat with a fractured rock topping came in at $6200. Steve made a motion to hire Biggies Landscape and accept their bid to plant new shrubs and improve the beds this was seconded by Mary. Mary will also get a clarification regarding the trimming. This motion passed with unanimous approval. The Landscape committee also talked with Biggies about a new color on the signs. They suggested that EBN repaint the signs a lighter color. Dave will get a bid.

***Nominating Committee:*** Steve Armstrong Chairman; There are two candidates Derek Swank and Jim Valentino who have agreed to run for the Board. A motion was made by Steve to approve these two candidates and Scott seconded the motion. This passed with unanimous approval.

EBN’s Annual Meeting is August 7, 2018 at 9:00 at the Yacht Harbor Clubhouse. Coffee and donuts will be served.

Meeting Adjourned at 10:00 a.m.

No executive Session was held.

Bugsy Yarbrough Recording Secretary