EAGLE BEND NORTH HOMEOWNERS ASSOCIATION

ANNUAL MEETING

August 7, 2018 9:00 AM

EAGLE BEND YACHT HARBOR CLUBHOUSE

***Call to Order***: At 9:00 A.M. the meeting was called to order by President Lloyd Ross. A quorum was established with 29 members present either in person or by proxy. A quorum is defined in the by-laws as 10% of the 118 lots making up EBN which equates to 12 owners.

***Board Introduced***: Lloyd introduced the Board; Jim Valentino and Mary Lambert Secretary/Treasurer were out of town. Present for the meeting were, Scott Austin, Roads and Streets; Steve Armstrong, Vice President and Dan Kidd, Architectural Chairman. Also in attendance were Property Manager, Dave Roberts and Recording Secretary Bugsy Yarbrough.

***Approval of Minutes***: Jerry Turley made a motion to approve the minutes from the August 15, 2017 Annual Meeting and this was seconded by Jim Lambert. The motion passed with unanimous approval.

***Treasurer Report***: Mary had given her report to Lloyd to share with the homeowners and the detailed information was provided to the members who were present at the meeting. Lloyd said that the Board has agreed to not transfer money into the Road Reserve fund due to work that will be done in September on lower Bridger Drive. Given the age of the subdivision the Board has decided to raise the dues beginning January 1, 2019. The largest expense that the association has is our roads and the Board has been told that every six to seven years the roads in the association may need to be chip sealed. As of June 30, 2018 the Road Reserve has $83,500 in two separate CD’s. The budget calls for the Treasurer to moves $27,000 into the Road Reserve. The Board will wait to see what the cost will be for the repairs of Bridger Drive before they transfer funds. Myron Achenbach made a motion to approve the financial report and Jerry Turley seconded the motion. This passed with unanimous approval.

***Presidents Report***: Lloyd brought the homeowners up to date on the work to be on Bridger Drive. Lloyd said there is a seam in the road and it has not gone away. EBN has had some Engineers look at the road and they are not sure of the underlying problem. There is a soft spot in the middle of Bridger Drive and this will be repaired. When the subdivision was built 20 years ago the plat showed a ditch that was to run alongside Bridger Drive. We do not think the ditch was done improperly, however it has not been maintained, it needs to have a better flow line and gravel lining in the bottom of the ditch. To date there is more water coming on the south side of the road as is apparent by the grass that is not being mowed as it remains too wet. The Board elected to clean out the culverts along the road way and there is a plan to connect to those culverts when we work on the drainage. This will happen in September and will take about two weeks to complete.

A homeowner asked what the estimated cost of this project would be. Lloyd said the Board is projecting $40,000 and that would include the culvert and it would also pay for the repair work on the soft spot on Bridger.

 ***Election of New Board Members***: Mary Lambert has completed her term and the Board thanked her for all her work. The Treasurer position is not easy and she has done a wonderful job. Derek Swank has come forward and agreed to serve on the Board. Lloyd then asked for nominations from the floor. No further nominations came forward and Lloyd closed the election. The Board thanked Derek for agreeing to serve for three years on the Board.

Lloyd reminded the members that there is always a need for more people to serve, either on committees or on the Board. Next year there will be two or maybe three new Board positions needed.

***Old Business***

A homeowner feels that the speed on Bridger Drive is too fast and wondered if there were any ideas on how to reduce this. Lloyd explained that EBN had put in new speed limit signs which lowered the speed to 20 miles per hour. Speed bumps are not an answer as the drilling into the road bed to install them hurts the integrity of the roads. The speed is a difficult thing to manage. Lloyd reminded the members to please watch their speed as there are many walkers and bikers that use this road in the summer time.

***Architectural Committee Dan Kidd Chairman***: Dan reported that there are currently four new homes under construction and are waiting for their final inspection. It has been a very busy two years with new construction, remodels, roof replacement, and landscaping updates which includes replacing trees. As the community ages, EBN will have more remodeling and landscape updates. If you have questions regarding possible updates please call Dave Roberts or Dan Kidd. The forms that need to be submitted for architectural review are located on the website which is eaglebendnorth.com.

***New Business***

***VRBO Rentals***: It needs to be determined what EBN's standards will be regarding the renting of homes. There are questions regarding a rented home in the development that may be subletting this home. Dave Roberts will be looking into this and will let the Board know of his findings. This complaint was not made known until just recently. Steve Armstrong wrote an article in the News of the North which included an article on VRBO’s. At this time EBN’s CC&Rs do not address this issue of short term renting. In Golden Eagle Townhomes there have been some problems with short term renters. After much discussion regarding the renting of homes and townhomes Lloyd asked if a member would volunteer to head up a three person committee to review CC&R’s and write up an amendment to the existing CC&R’s. Randy Vogel volunteered to head up this committee and Leonard Stigliano and Marie Pickard also volunteered to serve. This committee will come up with some ideas and present it to the Board. Lloyd thanked all the members for volunteering to serve. To change the CC&R’s will require the consent of 2/3 of the ownership.

***Adjourn***: Myron Achenbach made a motion to adjourn and Beth Kahanek seconded the motion. Adjourned at 10:30.

Recording Secretary Bugsy Yarbrough