

EAGLE BEND NORTH HOMEOWNERS ASSOCIATION

Board Meeting

March 5, 2019 8:00 a.m.

WESTERN MOUNTAIN PROPERTY MANAGEMENT OFFICE

Call to Order: The meeting was called to order at 8:00 a.m. by President Steve Armstrong. In attendance was Steve Armstrong; Treasurer/ Secretary Lloyd Ross; Landscape Chairman Jim Valentino; and Board Member Scott Austin. On speaker phone was Vice President Derek Swank and Architectural Committee Chair Dan Kidd. Also attending was the Rules and Rental Committee Chair Marie Pickard and Street Committee Chairman, Frank Charboneau.

A motion was made by Jim to approve the minutes from the November 27, 2018 Board Meeting. This motion was seconded by Scott and the motion passed with unanimous approval.

Financial Report-Chairman Lloyd Ross; EBN is financially sound and at the end of February only ten homeowners have not paid their 2019 dues. January 31, 2019 closed with \$54,000 in the checking account. Lloyd reminded the Board that the payment to the Road Reserve of \$30,000 had not been made and Lloyd would like to transfer money into the Road Reserve Fund. EBN has \$110,000 in CD's at the First Internet Bank. Currently the only large monthly expense is \$2,000 for the snow plowing once this is paid EBN will have \$4000 left in the snow plow budget for the remainder of 2019. Lloyd explained to the Board that right now EBN has two CD's at First Internet Bank their rate is ½ of a point higher than the local Banks, but he feels EBN should keep their money local as this is not enough of a difference in interest rates. Rocky Mountain Bank will give EBN 2.45% on a CD for the Road Reserve Fund of \$30,000. Lloyd made a motion to put \$30,000 into the Road Reserve Fund and Jim seconded the motion and it passed with all in favor.

COMMITTEE REPORTS:

Architectural Committee-Dan Kidd; one new home is being built on Bridger Drive and two homes that are awaiting final inspection approval, these are landscaping

issues. Dan said that he has had a few requests from homeowner who are seeking approval to remodel their existing homes, this entails painting the outside of their residence and one homeowner would like to make an addition to an existing deck. The Committee needs to review these requests and no approvals have been granted at this time.

Street and Roads Committee-Frank Charboneau; Frank reported on the construction that was done on Bridger Drive in the fall to improve the drainage. The water has continued to flow down the improved ditches and with the quantity of snow this winter the Committee is hopeful that this will improve some drainage problems this spring. The hours of the snow plows were discussed as some felt they came too late in the day and the traffic on Bridger had already packed down the snow which make a large snow base on the roads. The large snow berm at the intersection of Bridger Drive and Holt Drive was also discussed. All the fire hydrants have been shoveled out to allow access by Bigfork Fire Department and Bigfork Water Department.

Landscape Committee-Jim Valentino; reported that in 2018 EBN had a contract with Biggies and they landscaped the marquees putting in new shrubs, weed mat and rock. Jim has secured a bid from Don Goodall and his quote came in at \$2000 less than Biggies. Jim made a motion that we give the landscape contact to Don Goodall, this was seconded by Scott and passed with a unanimous vote. Jim also presented two paint colors to repaint the signs on the three marquees. The Board looked at the colors and selected one and asked Dave to contract with someone to paint these in the spring.

Nominating Committee-Steve Armstrong; In 2019 EBN will have two vacancies. Frank Charboneau has agreed to run for the Board and Steve will continue to look for more candidates.

Rules and Rental Committee- Marie Pickard; has been doing research with the Flathead County regarding their regulation on short term rentals. A short-term rental is defined by the county as renting for less than 30 days. Marie asked the Flathead County officials how they are regulating the rules and they feel it is up to the HOA's to comply with the rules. The Board said EBN needs to understand the County rules and communicate these to the homeowners. The Board asked Marie to make a list of the County regulation, and Marie pointed out that the Bed

Tax is one of the items that all renters need to be aware of as this money supports the county. At the EBN annual meeting this will be put on the agenda and we will discuss the Flathead County laws. There was discussion regarding putting rental requirements on the website. The Committee would like some basic rental rules to be posted in those units that are rented. EBN has the right to inform the county which property owners are using their properties for short term rental. With the new dynamic of VRBO and AirB&B's EBN wants to be proactive. The Rental Committee will put together some rules and regulations and this will be presented at the next meeting in June and then at the Annual Meeting in August.

Old Business: Lloyd Ross spoke of a new residence whose home is completed but has violated the five (5) foot setback rules. The Architectural Committee wants to enforce the rules that all homeowners receive before starting construction. Dave Roberts will call EBN's attorney Randy Ogle asking for his advice regarding this violation. The Committee wants to know if they can put a lien on this property as they have not complied with the covenants and bylaws, and can they be fined on a monthly basis for non-compliance. The Committee is asking that Mr. Ogle write a letter to homeowner and give him a date to correct the problem.

Next Meeting June 4, 2019 at 8:00 a.m.

Annual meeting August 13, 2019 at 9:00 a.m.

Motion to adjourn at 9:30

Recording Secretary Bugsy Yarbrough