

# **Eagle Bend North Homeowners Association**

## **Board Meeting**

**June 4, 2019 8:00 a.m.**

### **Western Property Management Office**

***Call to Order:*** The meeting was called to order by President Steve Armstrong at 8:00 a.m. Board Members present were, Vice President Derek Swank; Secretary/Treasurer Lloyd Ross; Scott Austin and Jim Valentino. Available by conference call was Architectural Committee Chairman Dan Kidd. Also present was Frank Charboneau and Property Manager Dave Roberts.

A motion to approve the minutes from the March 5, 2019 Board meeting was made by Lloyd and seconded by Derek. The motion passed with unanimous approval.

***Financials Report -Lloyd Ross chairman:*** Lloyd reviewed the financial report with the Board. As of May 31, 2019, there is a total of \$203,000 in the check and saving accounts. Lloyd will be making the annual deposit into the Road Reserve account before the Annual Meeting. Lloyd also pointed out that there will be enough money to repair the soft spot on Bridger Drive. Derek made a motion to approve the financial report and Steve seconded the motion. This motion passed with unanimous approval.

***Architectural Committee - Dan Kidd chairman:*** There are currently two new homes under construction and two homes are awaiting final approval. There are a few requests for outdoor repairs and upgrades

and the committee has reviewed these requests giving homeowners approval to proceed.

***Streets and Roads -Frank Charboneau:*** Frank reported that the drainage improvements Eagle Bend Golf Club has completed on the 14<sup>th</sup> fairway have help alleviate a large amount of the water that has been flowing onto the empty lots and then the drainage ditches. Frank and Scott have walked the drainage ditches and they are drying out. The new culverts and improved drainage have helped divert the water.

***Landscaping Committee - Jim Valentino:*** The marques are in the process of being repainted to a cream color. This will help the signs stand out better against the green foliage. The Board discussed the weeds that are growing in the new drainage ditches. It was decided by the Board to have Don Goodall spray the weeds and that EBN would pay for this to be done.

***Nomination Committee- Steve Armstrong:*** There are two Board position that need to be filled. Steve will be calling members to see if they would be willing to serve on the Board.

***Rental Committee:*** The Committee will give a report at the Annual Meeting discussing the Flathead County requirements for short term rentals.

### **Old Business:**

The attorney for EBN is writing a letter to the homeowner whose driveway is not in compliance with the setback requirements. They will be asked to come up with a solution.

***Adjournment:*** The Annual Meeting is scheduled for August 13, 2019 at 9:00 a.m. at the Eagle Bend Yacht Harbor Clubhouse. Lloyd made a motion to adjourn and Scott seconded the motion and it passed with unanimous approval.

Bugsy Yarbrough Recording Secretary