

EAGLE BEND NORTH HOMEOWNERS ASSOCIATION

Quarterly Board Meeting

November 20, 2019 9:00 A.M.

Western Mountains Property Management Office

Call to Order: President Steve Armstrong called the meeting to order at 9:00 a.m.

Roll Call: Board members present Jim Valentino, Jerry Johnson, Derek Swank, Frank Charboneau. Dan Kidd and Lloyd Ross were available by conference call. Property Manager Dave Roberts was also present.

Approval of September 20, 2019 Minutes: A motion to approve the Minutes was made by Derek and seconded by Jim. The vote was unanimous in favor.

Financial Report-Chairman Derek Swank: Dave presented the financial report as of the end of October 2019. Deposits for new construction total \$7500. In the checking account is a total of \$38,000 which includes the \$7500 and this leaves Eagle Bend North with \$31,000 on hand until the end of the year. EBN has a total of three (3) Savings Accounts at First Interstate Bank with a grand total of \$114,500. EBN has added the yearly payment of \$30,000 into the Road Reserve bringing the total to \$141,450. The lot mowing has been billed out to the owners of empty lots. All homeowners are current with the paying of their HOA dues. Dave reported a surplus of \$39,000 at the end of October.

Committee Reports:

Architectural Committee – Dan Kidd Chairman; Currently there are three (3) new homes being built. Due to the winter weather the

landscaping will not be completed this year and homeowners will submit plans and complete the project in 2020.

Streets and Roads Committee- Frank Charboneau Chairman: Frank has continually watched the soft spot on Bridger Drive. He has recommended to the Board that they wait to fix this area after the construction of the new home is complete. Right now, there are many heavy trucks at the construction site. The Board agreed that this area should be fixed in the spring.

Landscaping Committee- Jim Valentino Chairman: Jim has admired the new color on the three (3) marquees and he thinks they have made a difference as they are much more defined. There was discussion regarding the new drainage ditches along Bridger Drive. Jim suggested that EBN to be more proactive in dealing with the weeds and treating the standing water. Jerry suggested having the culverts flushed during the summer months as this would stop the build-up of waste material. After Thanksgiving the marques will be decorated for the Christmas season.

Old Business: Dave has talked with Dick Hammer regarding the electric meter for the lift station and Dick agreed that he would take care of this expense as the power is not an EBN responsibility. All lots that are owned by Mr. Hammer that are sold (Lots 83,82,76,77) will be required to put in their own lift station per a decision by Bigfork Water and Sewer. The Hammer house is built on Lots 78, 79 and 80, and has its own lift station in an existing Bigfork Water and Sewer "sewer chamber". The Yarbrough's were informed by Bigfork Water and Sewer that they could continue to use their existing gravity feed line into the Hammer lift station. Steve said that the Board needs to make a motion to inform Hammer's and Yarbrough's that the existing lift station will no longer be the responsibility of the EBN. In the past EBN only helped cover the

emergency situations that occurred. EBN never showed ownership as Dick Hammer paid for the lift station to be constructed and has paid for the power to run the station. Steve asked for a motion be made to inform the two homeowners, Yarbrough and Hammer that EBN will no longer provide financial assistance because Bigfork Water and Sewer show that this lift station is privately owned. The Board will also send a letter to Bigfork Water and Sewer of this decision. Derek made a motion showing ownership of the lift station on Levi Court is Dick Hammer and Dennis Yarbrough and EBN is not responsible for the maintenance. This motion was seconded by Frank and the vote was unanimous in favor.

New Business

Eagle Bend Golf Club has sent a letter to Dave Roberts stating that in 2020 they will not supply water to the two (2) marquees and the two (2) common areas in EBN. The Board discussed the desire to have a workable solution with the golf course. Dave has talked with Eagle Bend Golf Club Grounds Superintendent and is trying to come up with a solution with Golf Course. The Board acknowledged that EBN would agree to continue to pay for any maintenance expenses to deliver water to these areas.

The HOA yearly dues notices will be mailed out the middle of December and will include the News of the North. Derek and Dave will begin working on the budget for 2020. The Board discussed the possibility of increasing the dues in 2021. This will be discussed in the future by the Board.

At 10:00 a.m. Jim made a motion to adjourn and Frank seconded the motion. The vote passed with all in favor.

Bugsy Yarbrough Recording Secretary