

News of the North - a Mid-Year update on
Eagle Bend Bend North - January 2019

Yearly HOA dues increase, effective January 1, 2019

Please remember that the Board of Directors voted to increase HOA dues by \$96 per year, **effective January 1, 2019**. HOA dues are now **\$576.00**. This was explained in a News from the North in March 2018 and at the Annual Meeting on August 7, 2018.

Rental Policy

At the Annual Meeting on August 7, 2018, the Board established a committee of three homeowners to examine and study rental policies of neighboring HOAs and to suggest actions that should be taken by Eagle Bend North. The Committee spent a great deal of time reviewing the Rules and Regulations and By-Laws of not only our neighboring HOAs in the greater Bigfork area, but also HOAs throughout the Flathead Valley.

Please note that Eagle Bend North has never had a written rental policy. There is no language related to property rentals in the original Declaration from 1993, and nothing in the updated CC&Rs in 2011. Article IX, Section 1 of the 2011 CC&Rs simply defines each property for Single Family Occupancy. Each residential unit shall be used only as a single family residence.

The Committee presented their initial findings and recommendations at the Board Meeting of November 27, 2018.

Their main recommendation is that Eagle Bend North, like neighboring HOAs, **amend the Declaration and CCRs to include a minimum rental policy of thirty days**. Eagle Bend North homeowners would have to approve this amendment by a vote of “the Members casting the votes of two-thirds or more” of lot owners. (Amending the Declaration and CCRs: Article XII, General Provisions, Section 4(c)).

The Rental Committee’s recommendation is “based on trends of HOAs within Flathead County to tighten up their covenants and provide rules for rental of property.”

The Rental Committee further recommended that Eagle Bend North create a separate document that would be titled “Rules and Regulations” that would improve and update rules that are considered common sense and functional in neighboring HOAs.

A separate survey sheet (see page 3) is included with this mailing so that you can provide the Board with feedback about your support or disapproval of amending the Declaration and CCRs.

Road Committee News

The Bridger Drive drainage project was completed in the fall under budget. The final cost was \$14,500, well under the initial estimates of \$25-\$35,000. No new culverts needed to be installed. The Street and Road Committee will monitor the drainage this spring to 1) verify the effectiveness of the new drainage system, and 2) identify any necessary followup work e.g., repairing the soft spot in the middle of Bridger Drive.

Nominating Committee News

Two open Board positions will be elected at the Annual Homeowners Association Meeting on August 13, 2019. Please let Steve Armstrong know before June 1st if you wish to seek a place on the Board. Steve can be contacted at steve1981@earthlink.net Nominations can also be made from the floor during the **Annual Meeting on August 13, 2019.**

Change of contact information

If your contact information has changed, please email those changes to our Property Manager Dave Roberts. Dave's email address is droberts@westernmountains.com It is important to our HOA and our Property Manager that your contact information be up-to-date.

Architectural Review Committee

Five new homes were under review and construction in 2018. One just started with construction this fall. Two received final approval. Two are still under review by the Committee, but close to completion, with final landscaping approval awaiting.

There were numerous landscape changes made that were approved by the Committee, also approval of roof replacements, repainting of houses, and additions to homes and decks. All in all, this was one of the busiest years the Committee has had in years.

Snow Plowing and driveway snow berms

We haven't had much snow thus far and the roads have remained in decent shape. The plow service has visited once as of this writing. Please remember that as a courtesy to your neighbors, do not deposit your driveway snow onto the street.

Eagle Bend North website

Eagle Bend North has a website: <http://eaglebendnorth.com> The website has a dropdown menu that lists the Homeowner's Roster (password protected), information regarding dues, CC&Rs, Bylaws, Architectural Controls, Board and Committee Contacts and Board Minutes from the past several years.

Eagle Bend North *Homeowner Survey Rental Policy Proposal*
January 2019

Please mail this completed survey to our Property Manager:

Western Mountains Property Management
33 Hunter Circle, Suite 1
Kalispell, MT 59901

The purpose of this exploratory survey is to determine the opinion of homeowners regarding a future proposal to amend our By-Laws and CCRs to create a rental policy that requires a minimum stay of thirty (30) days. If it appears that our membership is in favor of the 30-day rental minimum, then the Board will proceed with legal counsel to create an amendment to our By-Laws and CCRs to be voted on by our members. If such a proposal is presented, our By-Laws require a two-thirds (67%) majority vote by membership for the proposal to be approved.

The reason for this proposal is explained on the first page of this edition of News from the North. Eagle Bend North is alone among neighboring HOAs in not having a rental policy.

If an official amendment is approved, then a separate “Rules and Regulations” document will be created to support this proposed 30-day limit. The “Rules and Regulations” would set forth procedures for renting, such as notification of management that your unit is being rented and by whom, the number of people in your house (e.g., a family of four or a group of 20).

Please let us know your vote by returning this page to our management company.

_____ I would vote in support of a 30-day minimum rental policy because we do not want Eagle Bend North to become a location for nightly or weekly rentals.

_____ I would vote to reject a 30-day minimum rental policy. Homeowners should be able to do with their houses what they want and rent to as many people as they wish.

Your name _____ Lot number or street address _____

As a Board, we would appreciate your writing down any suggestions you have, feedback really, and any concerns you would like to share about how Eagle Bend North is functioning. We only get a fraction of the homeowners at our annual meetings, so we would appreciate your sharing with us any ideas you have.