**EAGLE BEND NORTH HOMEOWNER ASSOCIATION**

**Board Meeting**

**June 10,2020 9:00 a.m.**

**Eagle Bend Yacht Harbor Club House**

***Call to Order:*** President Steve Armstrong called the meeting to order. Board members in attendance; Jerry Johnson, Frank Charboneau, Jim Valentino, and Derek Swank. Property Manager Dave Roberts was in attendance and on conference call was Dan Kidd.

Motion to approve the minutes from the meeting was made by Jim and seconded by Jerry. Motion passed with all in favor.

***Financial Report:*** Dave reviewed the financials for the period of January through May 31, 2020. As of the end of May EBN is $3,000 over budget due to the expense of the two new culverts on Bridger Drive and the hookup to Bigfork water to irrigate Nagy Park.

***Street and Road Frank Charboneau Chairman:*** the sealing of the cracks has been done on all the roadways in EBN. Frank asked the Board to review the drainage at the end of Bridger Drive. The water does not seem to be flowing and not sure if this is an EBN problem or a Golf Course problem. The Board will review this after the meeting and make a decision.

The Board discussed if the Association should pay to hydroseed the sections were the new culverts were installed. The new home on Bridger Drive will be hydroseeding the lawn and EBN could do the two sections at the same time. Jerry has talked with the contractor and is waiting for a bid. Frank made a motion that the Board will authorize $750 for hydroseeding where the new tile pipe was installed. Jim seconded the motion and it passed with unanimous approval. Jerry will head up this project.

***Architectural Control Dan Kidd Chairman:*** The committee is waiting to preform the final inspection on three new houses. The two new town homes have not started construction, but plans have been approved. The Board discussed the driveway issue on a new construction that has not been resolved. The Committee is holding the deposit of $2500 pending the final inspection. The Committee needs to gather information from the County and then make a recommendation for the Board. Steve will ask the homeowner for a copy of a letter he received from the county.

***Old Business:***

Dave reported that a new meter has been installed and the excavator showed up today and is digging in Nagy Park to connect the water lines. Next year EBN will do Whitetail Court and then all the common areas will be watered with Bigfork water.

***New Business:***

Steve recommended that the Board should consider increasing the homeowner’s dues. There have been a number of expenses in 2020 and there will be more on-going expenses in the next year. Any increase of 20% or less can be done without the homeowner’s approval. The Board did not want to have a special assessment and felt an increase in the dues was a better approach. Derek made a motion to increase the dues by 20% this was seconded by Jim. The motion passed with all Board members in favor. The increase will begin January 2021 and the yearly dues will be $690.00 per lot.

Due to Covid-19 Dave said most of his HOA’s have decided to forgo an Annual Meeting and do a mail in ballot. In the packet is an explaining of what the HOA has done over the past 12 months, minutes, budget, and any items that the HOA needs to vote on. Since EBN does not have any Board members up for reelection there is nothing to vote on this year. Steve made a motion to cancel the August 2020 EBN Annual Meeting. Jim seconded the motion and it passed with all in favor. In the packet EBN will ask the members to approve the minutes from the 2019 Annual Meeting and if they have any question please put these in the stamped self- addressed envelope. The packet will contain a letter announcing the dues increase and then a brief description of the financials.

The Board discussed the need to resolve the driveway dispute with the new homeowner. The Architectural Committee talked with the owners and both parties agreed to a fine of $500.00 and the remaining $2,000 deposit would be returned to the homeowner. The Board voted unanimously to approve this settlement.

***Adjourn 10:00 a.m***.

Bugsy Yarbrough Recording Secretary