

News from the North

Eagle Bend Bend North - July 10, 2020

(compiled and edited by Steve Armstrong)

Annual Meeting Canceled

Eagle Bend North's Annual Meeting scheduled for Tuesday, August 11, 2020, has been canceled due to the COVID-19 and everything associated with that.

This edition of News from the North will be a summary of the details that would have been presented at the Annual Meeting.

Included with this packet are [1] minutes from the 2019 Annual Meeting with a request that the membership vote to approve or reject the minutes; [2] financial information to date and budgeting; [3] a stamped self-addressed envelope for homeowners to return their vote on the 2019 minutes and any other concerns that homeowners have.

Eagle Bend North's HOA Board voted unanimously to raise annual dues to \$690 effective January 1, 2021. The Board opted for the increase rather than ask membership to approve a special assessment.

The reasons for the increase are noted throughout this narrative. EBN HOA is now obligated to pay for irrigation of common areas, including payment for the connections and monthly payments during the irrigation season. There continues to be drainage issues along lower Bridger Drive that were addressed early this summer and there are additional needs to must be taken care of in the immediate future. We must continue to build our road reserve fund for an anticipated overlay within the next few years.

General News

Golf Course irrigation terminates and EBN HOA takes over

You will remember in the March News from the North a detailed explanation of the Golf Course's plan to cease irrigation to common areas in Eagle Bend North. The Golf Course was unwilling to discuss this further - their decision was final.

The prompted the Board to go through a process of prioritizing the irrigation of the two marquees on the eastern corners of Holt and Bridger Drive, the Nagy Park common area and the common area along Whitetail Court.

We discovered that there was an existing water meter for one of the marquees. That meter, apparently, had never been used and needed replacement. Our HOA neighbors Jim and Mary Lambert agreed to allow EBN HOA to use their water to irrigate the marquee near their house on a temporary basis. The Board agreed to reimburse the Lamberts.

The Board agreed that the marquees and Nagy Park were the greatest priority at this time. A new water connection for Nagy Park was installed in mid-June.

What this means is that for the first time since the EBN development was created is that EBN HOA will be responsible for a water bill only during the summer irrigation season.

There were costs associated with this year's set-up of irrigation for Nagy Park and the marquees. The final invoices are not in as of this writing; however, the Board anticipates that the two connections this year will total in the neighborhood of \$8,500.00

The Board anticipates that the irrigation system for Whitetail Court will be connected in 2021, and the final connection to the south marquee will be completed in 2022.

Finances and Budget News (submitted by Derek Swank)

EBN continues to be financially healthy as you can see by the financial sheets enclosed. We did have some unexpected expenses as described in this letter that caused us to increase the dues to insure that we can stay that way moving forward. We are obligated to keep the road money increasing yearly so that when we have to overlay them we have the funds to do so. We will continue to be as fiscally responsible as possible.

ARC - Architectural Review Committee News (submitted by Dan Kidd)

We have three new homes that the Committee approved for construction that are either starting construction or nearly complete awaiting final inspection. The committee just finished approving a final inspection on a fourth new home. The two new Townhomes approved by the committee have been delayed in starting construction to probably this fall. The Committee approved several exterior re-painting and the replacement of roof shingles on two townhouses. The Committee has also approved the replacement of some trees and plants that have died or damaged from the severe wind and storms we had this spring.

Landscape Committee News (submitted by Jim Valentino)

The transition from flowered plants to deer resistant plants has been a great success and the colors in the marquees are vibrant and should stay that way without having to plant flowered plants each year from now on. Over the coming years that should save us a little money.

Drainage ditches along Bridger Drive (submitted by Jerry Johnson)

The drainage issues along lower Bridger Drive prompted the Board to have TCG Construction add drainage “tile” pipes along a stretch of Bridger Drive on lots 68 & 69, and then again on Lots 64 & 65. Total cost of these projects was \$20,000. The open ditch was becoming a hazard with accumulated algae and not effectively draining water. The new system appears to be working quite well and water is flowing. When the current vacant lots on the south side of Bridger Drive area built on, the new homeowners will be able to connect their sump pump to the new drainage pipe.

Road Committee News (submitted by Frank Charboneau)

The Board of Directors and the road committee are working hard to ensure the roads continue to be maintained. The work on lower Bridger Drive ditch has been completed. The tile drain has been installed, the ditch has been back filled and grass planted. We should all be seeing the results of this project going forward. The standing water is being moved to the end of Bridger for draining into the pond on the 2nd tee box which drains into the ponds along 17th fairway and ultimately into the Flathead River.

The pothole on Bridger Drive has been patched after the completion of the house midway on the 2nd fairway. The board of directors has determined that this could be an ongoing problem from the springs that flow from the hillside and ultimately to the 14th fairway. The golf course has done a good job of diverting most of the water on the 14th fairway. There has been a steady flow of water into the pond between the houses and the 14th green. This is a result the drain tile and water catches installed on the 14th fairway by the golf course.

We have all seen the results of water over the past month. The torrential rains have caused some water accumulations. The board members are watching these issues and taking steps where appropriate. We have board members located throughout Eagle Bend North who point out these issues to other board member as they occur. It is always helpful to get feedback and concerns from the homeowners. So please feel free to contact me or other board members as you see fit.

The Board of Directors has set up a reserve for road maintenance and eventual replacement as needed. If anyone has a concern or notices issues with the roads please email the Chairman of the roads committee – Frank.Charboneau@gmail.com

Golden Eagle Townhome Owners Association News (submitted by Linda Kidd)

GETOA is in the process of adding additional lines for the purpose of watering the East side of Golden Bear and the marquee that is at the corner of Holt and Golden Bear, as well as the street edge as it comes down Holt. We are waiting for the ditch digging Company. GETOA will in turn reimburse the townhome owners, like the Lamberts, that have agreed to pay the water each summer.

Nominating Committee News

There are no Board vacancies to be voted upon at this year's Annual Meeting. **However, three positions will be voted on during the 2021 Annual Meeting: President, Treasurer and an open Board position.** Eagle Bend North is seeking interested owners to participate on the Board and on Committees. Please let Steve Armstrong know if you wish to seek a position on the Board. Steve can be contacted at stevesar1776@gmail.com.

Change of contact information

Please mail or email any changes of your contact information 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.

Eagle Bend North website

Eagle Bend North's 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.