

News from the North
Eagle Bend Bend North - December 2020
(edited by Steve Armstrong)

Annual Meeting

Eagle Bend North's Annual Meeting will be held on Tuesday, August 10, 2021, at the Eagle Bend Yacht Harbor Club House. **The meeting starts at 9:00 a.m.** This could all change pending results of COVID-19 status and vaccine success.

Nominating Committee News (submitted by Steve Armstrong)

Three Board positions will be voted on during the 2021 Annual Meeting: President, Treasurer and an open Board position. **The three EBN homeowners who currently hold these positions – Steve Armstrong, Derek Swank and Frank Charboneau – have stated that they will serve again if elected.** Please let Steve Armstrong know if you wish to seek a position on the Board. Steve can be contacted at stevesar1776@gmail.com.

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

Two new homes are under construction, one north of Holt Drive on Bridger and the other at the south end of Levi Court. The construction of the last townhome in Gold Eagle is presently on hold although the plans have been approved. Eleven projects are awaiting final approval and completion other than the news houses and the townhouses. These includes driveways, deck replacements, re-staining with a color change of a house and a lot of final landscaping that will be completed in the spring. Shortages of contractors as well as shortages shrubs and trees delayed a lot of projects.

Finances and Budget News (submitted by Derek Swank)

EBN continues to be in a strong financial condition. The dues increase effective January 2021 will provide much needed revenue to build up the road reserve fund. 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.

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 roads are our largest liability financially. We have set up a reserve and are planning for the inevitable of an overlay or major repairs. This continues to be a moving target. The factors we are taking into consideration are large trucks involved in house construction, freezing which causes frost boils, and water. We are located on or near springs that produce water that flows down hill on the path of least resistance. We have taken major steps to alleviate this issue on lower Bridger Drive with culvert cleaning, drain pipe installation and ditch modification. But we cannot predict the future of weather and water movement. A greater concern is the cost. Cost don't seem to ever go down, so we have made plans and continuously monitor our established reserves.

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

Landscaping Committee News (submitted by Jim Valentino)

The marquees look great, although there may be a need to add plants, which would be deer resistant, to add some more color to those areas. We remain pleased with the color choices of the entry signs.

General News

Drain pipe work on Bridger Drive

As you are aware, EBN HOA installed drain pipe on the south side of Bridger Drive this year, which has proven to be very effective.

At this time, the Board will monitor the water issues on the north side of Bridger Drive next spring and summer to arrive at the best plan of action.

Whitetail Court irrigation

EBN HOA installed irrigation for both Nage Park and the two marquees at the corner of Bridger and Holt Drive.

Our original plan was to install irrigation on Whitetail Court in 2021. However, our observations over the summer and fall of 2020 was that the area of Whitetail Court received enough water through rain and natural springs. We would like to observe this area during the Spring and Summer 2021, prior to installing the irrigation.

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.