EAGLE BEND NORTH

QUARTERLY BOARD MEETING

September 15, 2020

EAGLE BEND YACHT HARBOR CLUB HOUSE

President Steve Armstrong called the meeting to order. Board members in attendance; Jim Valentino; Jerry Johnson; Frank Charboneau; and Derek Swank. Dan Kidd and Property Manager Dave Roberts were also in attendance. Home- owner Andy Phillips, was invited to join the meeting.

Approval of Minutes: A motion was made by Jim and seconded by Jerry to approve the minutes from the June 10, 2020 Board meeting. This motion passed with unanimous approval.

Financials: Dave Roberts reviewed the financials from the period of January thru August. EBN has $37,500 in the checking account and $143,700 in the Road Reserve fund. Currently there is a $32,000 surplus with three more months in the year. The culvert repairs on Bridger Drive were $20,315. EBN also had to pay a total of $14,750 for new water meters and for excavation work on the two common areas and the three marquees.

Committee Reports:

Architectural Committee: Dan Kidd Chairman reported that this has been a busy year for both new building and upkeep. Several homeowners have stained their home, approval was needed for two decks, new landscaping, and one driveway replacement. The committee has approved two (2) new homes which are currently under construction. In reviewing the plans, the committee had asked one homeowner to move their home a few feet to be in compliance with EBN’s CC&R’s. The townhouse construction has been delayed due to clarification on the setback laws. Dan called the County and they said the setbacks for a townhome are different from a single home. The committee have set up a meeting and will review the plans and get back with the builder. One new home under construction will need to blast an area for their foundation. The Architectural committee has asked the builder to give EBN and the golf course 24 hours’ notice before the blasting takes place.

Streets and Roads: Frank Charboneau reported that 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. The Board has set up a reserve and are planning for the inevitable of replacing 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 downhill on the path of least resistance. We have taken major steps to alleviate this issue on lower Bridger with culvert cleaning, drainpipe installation and ditch modification. But we cannot predict the future of weather and water movement. A greater concern is the cost. Cost do not seem to ever go down, so we have made plans and continuously monitor our established reserves.

We have Board members located throughout EBN who point out these issues to other Board members 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 concerns or notices issues with the road please email these to the Chairman of the road committee – Frank.Charboneau@gmail.com .

Landscaping: Jim said that all the plants in the marquees are healthy and have a more natural look, but he would like to have a little more color which he would like to review next spring. The white lettering is far more noticeable and feel this new color is an improvement.

Nominating Committee: Steve there are 3 board positions for 2021 and he would like the members to decide if they are seeking re-nomination.

Old Business: The grass is growing in the areas where the new culverts were put in. The neighbors all helped with the watering of the new grass.

Whitetail Court Irrigation: Steve reported that the area looks good and the grass is still green and growing. He proposed that the Board might look into postponing putting in a watering system until 2022 or 2023. The Board will review this next year.

New Business: Two or three of the residents on the north side of Bridger Drive are requesting that EBN put in a culvert on their side on the road. The water seems to collect when there is a heavy rain and the water sits for a day or two. The Board decided to wait another year.

Homeowner Andy Philips attended and was concerned about the dues increase and where the money is going and why the increase is necessary. Steve thanked Andy for coming to the meeting and explained that the Board had some added expenses this year and did not want to have a special assessment to pay for them. The golf course had always furnished water to EBN’s common areas and marquess and then in fall of 2019 they informed EBN that this practice would no longer be available. EBN is obligated to take care of the two (2) common areas and the 3 marquess. The cost to put in the new meters and install new irrigation system was $14,760. There was a drainage problem on Bridger Drive that needed to be address. The solution was a new culvert which cost $20,315. The Board is still looking at watering the common area on Whitetail Court. The roads are always a large concern and the Board is committed to having money in reserve to pay for their repairs. Paving contractors feel our roads should be good for another five (5) to seven (7) years and then they recommend an overlay. The contractor said at todays prices that would cost EBN around $200,000. These are the reasons the Board decided to approve the increase in the dues

Next meeting will be November 17, 2020 and the location has yet to be determined.

A motion was made by Jim to adjourn 9:30 a.m.