

*News from the North*

Eagle Bend Bend North - June 2021 (updated Aug 8, 2021)

(edited by Steve Armstrong)

**Annual Meeting**

**Tuesday, August 10, 2021**

**3:00 p.m., followed by social gathering**

**Eagle Bend North's Annual Meeting will be held in person on Tuesday, August 10, 2021, at the Eagle Bend Yacht Harbor Club House. The meeting starts at 3:00 p.m. , followed by a social gathering with hors d'oeuvres catered by Vista Linda. Residents Bugsy Yarbough, Mary Lambert and Kathy Chesnos are organizing the social. A separate flyer will be emailed to EBN homeowners detailing the social. We will need a head count confirmation of how many residents will attend the social.**

**Nominating Committee News** (submitted by Steve Armstrong, updated Aug 8, 2021)

**Three positions will be voted on during the 2021 Annual Meeting: President, Treasurer and an open Board position.** Current Board members **Steve Armstrong** (President), **Derek Swank** (Treasurer) and **Jim Valentino** (open Board and Landscape Committee) have all agreed to serve another 3-year term. Since we have not received notice from other residents interested in these positions, I respectfully suggest these current officers be nominated as a slate of candidates during the Annual Meeting. Under Robert's Rules of Order, of course, we are compelled to ask for nominations from the floor.

**Treasurer News** (submitted by Derek Swank)

The financial health of Eagle Bend North continues to be good. We had another expenditure on Bridger Drive to get the water to run on the north side this time. We believe we have it fixed now. The board did not vote to raise any dues as we had enough in the road reserve to cover it. Nice to see all of the new houses coming up, which should help with our dues going forward. See you all in August.

**ACC - Architectural Controls Committee News** (submitted by Dan Kidd)

Construction continues to be slow on 8 homes under construction, with lack of supplies, labor, trees and plants. The Committee just approved a design review for a 9<sup>th</sup> home to built later this summer. Landscape plans for these new homes will have to be reviewed, inspected and approved. We approved a major landscape change that was started last fall and is now complete. One more major landscape change is now under way.

**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 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 that take the path of least resistance

We have board members located throughout Eagle Bend North keeping a lookout for water mitigation. 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

**Landscape Committee News** (submitted by Jim Valentino)

The landscaping of the marquees was spruced up this season with the addition of more colorful plants, both at ground level and in elevated planters. Special recognition to Erin Black of Black Magic Landscaping for her selection of the colorful flower arrangements. New mowing techniques on the vacant lots (of which there are few) has enhanced the appearance as the lots look more like nice grass rather than just a field. Residents have also enhanced their landscaping, which makes the entire development appealing to walk or drive through.

**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](mailto:droberts@westernmountains.com) It is important to our HOA and our Property Manager that your contact information is 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.