**EAGLE BEND NORTH HOMEOWNERS’ ASSOCIATION**

**ANNUAL MEETING**

**August 10, 2021, 3:00 P.M.**

**EAGLE BEND YACHT HARBOR CLUBHOUSE**

***Call to Order:*** The meeting was called to order by President Steve Armstrong. A quorum was established with 48 lot owners present and six (6) by proxy. A quorum is defined in the bylaws as 10% of the 118 lots making up EBN, which equates to 12 owners.

***Board introduced:*** Steve introduced the Board Members; Derek Swank Treasurer; Jim Valentino Landscape Chairman; Frank Charboneau Roads Chairman; Jerry Johnson; Dave Roberts Property Manager. Dan Kidd Architectural Chairman was not able to attend the meeting but provided a written report along with a proxy.

***Approval of Minutes***: The last Annual Meeting held in person was August 13, 2019. The 2020 Annual Meeting was not held in person due to COVID restrictions. In 2020 a letter was mailed with a ballot to all lot owners requesting that they approve the minutes. Steve wanted to be sure that the membership was comfortable with this and ask three (3) times if the minutes needed to be voted on. No one expressed a need to vote on the minutes, so the 2019 minutes are approved as written.

***Treasurer’s Report:*** Derek Swank summarized the financial reports that had been included in the packet for all members to review. He stated that EBN is a financially healthy HOA. Once again in 2021 EBN spent an additional $20,000 to fix the drainage issue on the lower section of Bridger Drive. The Board is committed to continue to put $40,000 into the Road Reserve each year. When the dues are raised the increase goes directly into the road reserve as EBN does not want to be short on money when the time comes for an overlay or a chip seal.

***Presidents Report:*** The development continues to grow with new homes being built. Eagle Bend North’s HOA main obligation is the maintenance of our roads. We are hopeful that the drainage repair to Bridger Drive will fix the buckling of the road. In five (5) years, we may have to do a chip seal, or we may need to do an overlay in the area where the road has buckled, we are not sure and are building up the road reserve. In the event that EBN does not have enough money to complete the road repairs there could be a special assessment which would need 2/3 approval of the homeowners. Eagle Bend North has some of the lowest dues at $695.00 a year of any other association in the Bigfork area.

Two years ago, the Eagle Bend golf course announced that they would no longer provide water for EBN to irrigate the common areas. EBN hooked up to Bigfork Water and are watering Nagy Park, but the common area on White Tail Court has remained green without any addition water. At this point the Board does not believe we need to put in an irrigation system to water this area.

Several HOA’s in the valley have discussed the VRBO problems with their association. At this time EBN does not have a restriction on renting of your property, and if there is an amendment to the CC&Rs it would take a 2/3 majority of the members to change this.

At the Annual Meeting in 2019 there was discussion regarding a roving patrol throughout the association. This would be an additional cost and the members said no at that time. This is another area that can be reviewed in the future if the membership feels that it would be worth the additional expense.

 ***Landscape:*** Dan Kidd provided a written report; “There are currently eight (8) homes under construction and a 9th and 10th home soon to start construction. We are waiting for landscape plan approval on all 10 homes. Construction continues to be slow with lack of material and labor. Landscape material and plants and trees are a challenge. Most of the landscape updates have been completed with one major update in a delayed status.

***Marquees:*** Jim Valentino reported that a couple of years ago the Board talked about sprucing up the marquees as the lack of color was a problem. Erin Black of Black Magic came up with some ideas and this year the marquees look wonderful with lots of color. The Board asked Erin to mow the vacant lots a little lower so they look more like a lawn versus an empty lot.

***Election of Board:*** Steve stated in the last quarterly “News of the North” he wrote asking if anyone was interested in serving on the Board. He did not receive a response from anyone, and the current Board has agreed to run as a slate of officers, but the floor in open to nomination from the floor to serve on the Board of directors. Steve asked three (3) times for nomination from the floor. No new names came forward and Denny Miller made a motion that by acclamation we accept the nominees for another three (3) year term. This was seconded by Ray Thibodeau and the motion passed with all in approval.

***Questions and Answers:***

Resident expressed concern over the bumps on Bridger Drive and questioned if an overlay was the answer to smooth this area out. Frank Charboneau thought it is not all that bumpy, but an overlay is expensive and does not want to have a special assessment in the future. He explained that the Board had decided to increase the dues each year so that EBN would have money in the Road Reserve account. Derek said the Board is aware of the problem and do not want to piece-meal just a certain part of the road and not do all the roads in the subdivisions. He felt that the construction which has increased could also be part of the problem. Steve Zabaro has worked with road construction in the past and suggested that EBN may have to rebuild the bed of the road with the correct stones and gravel, and EBN will not know this until we look at the underneath of the road. Lloyd Ross wondered if the Board would look at doing this in stages, and asked is it better if we do this in stages? He agrees that a chip seal may be necessary in 5 years, but not sure if doing a complete overlay is necessary. Levi Court and Cougar Loop get very little traffic and may not need much work done. The Board will take all of this under advisement and decide in the future what would be the best course. Right now, the Board is taking picture and documenting the deterioration to the roads due to added construction traffic.

One homeowner noticed that the contractors are parking in front of all the fire hazard. That puts everyone in danger. Steve will investigate this and report his finding to the architectural committee.

There was much discussion regarding the growing traffic on both Holt Drive and Chapman Drive and ways to control the excess speeding. One suggestion was asking the county to put up a four way stop on the intersection of Hanging Rock Drive and Holt Drive. The Board will discuss this at their next Board meeting.

***Adjournment 4:00 p.m.:*** A motion was made by Jim Sewell to adjourn the meeting, and this was seconded by Loren Hansen.

Recording Secretary Bugsy Yarbrough