

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

March 1, 2022 9:00 a.m.

Board Meeting

Eagle Bend Yacht Harbor Clubhouse

Call to Order: At 9:00 a.m. President Steve Armstrong called the meeting to order. A quorum was established with Derek Swank and Frank Charboneau available by conference call and also in attendance was Jim Lambert from Architectural Committee and Property Manager Dave Roberts.

Approval of Minutes of November 16, 2021: A motion to approve was made by Derek and seconded by Steve. Motion passed with unanimous approval.

Financial Report: Derek had reviewed the Financials and is hoping to be able to put more money into the Road Reserve in 2022. The cash situation for EBN is good and snowplow expenses over the winter have been lower than previous years.

Committee Reports:

Architectural Committee: Dan Kidd was not able to attend the meeting but did provide a detailed report. Projects that are awaiting final inspections are the landscape plans for 222 and 202 Bridger Drive.

New Construction: 229 Bridger has been approved, and a construction deposit has been received.

Homes Under Construction: 113 Levi Court, and 115; 110 Levi; 216 Bridger; 215 Bridger Drive; 219 Bridger; 113 Cougar Loop; 105 White Tail Court.

The Board was questioning why the architectural deposit on 105 Whitetail Court had not been returned. Steve will investigate this and report back to the Board. Kathleen Price raised a question regarding construction at 219 Bridger. There is an extension cord that the construction company is using, and they are running this through a drainpipe under the driveway. Dave will look at this. New homeowner at 113 Levi Court has submitted plans for a dog fence in the back yard and not sure if this has been approved.

After discussion the Board realized that most of the members of the Architectural Committee had not been given any plans for a fence nor have they reviewed any new house plans and given their approval. The Board acknowledged that the necessary paperwork needs to be submitted by Dan to the entire Architectural Committee. Dave can act as a conduit when plans and other documents are submitted by emailing these documents to the entire committee.

Streets and Roads Committee: Frank reported that the road will need to be examined in the spring when the ground begins to thaw. Steve has walked the road several time a week and acknowledged there is a great deal of rocks and dirt from construction but after they are power washed hoping they will look great. There was also discussion regarding rebuilding the road at lower Bridger Drive where the road is breaking down. Jim asked if the contractors will be responsible for some repairs. Dave Roberts said that one spot on Bridger has been there long before construction and hoping the new drainage will also elevate the problems.

Landscape Committee: Jim Valentino provided a written report. The marquees will have flowers again in 2022 as this made the whole area pop with color.

The vacant lot mowing will continue to cut the grass short like in the 2021 season to make them look more like yards rather than vacant fields.

Old Business:

Last year the Board had discussed the need to put up new speed limit signs, but Steve recommended that the Board table this until all the new construction along Bridger Drive is complete.

Drainage Mitigation. The Board is still waiting for a bid from TCG to complete the drainage project that will run alongside Michael Wynne's property and the Golf course. The Wynne's have agreed to pay half of the cost for the area on their property with EBN paying the other half. The golf course will pay 100% of the cost for the drainage on their property.

Lot 90 which has property along Holt Drive will be mowed by the owners of the property. EBN will put in sprinklers and provide the water, but maintenance is responsibility of owner. This is the same for the opposite of the road.

Next Board Meeting: June 7, 2022, at 9:00 a.m. at Eagle Bend Yacht Harbor Clubhouse

Adjourn 9:30 a.m.

Bugsy Yarbrough Recording Secretary