

EAGLE BEND NORTH
QUARTERLY BOARD MEETING

JUNE 15, 2022 9:00 A.M.

Eagle Bend Yacht Harbor Clubhouse

Call to Order: At 9:00 a.m. President Steve Armstrong called the meeting to order. Board members in attendance were, Jim Valentino; Derek Swank; Jerry Johnson; and Frank Charboneau. Property Manager Dave Roberts was in attendance and Kathleen Price was also in attendance as the newly appointed President of the Architectural committee.

Approval of minutes from the March 1, 2022, Board Meeting. Minutes had been reviewed by the Board and Jerry made a motion to approve the minutes as presented and Jim seconded the motion. Motion passed with unanimous approval.

Financials: Derek has reviewed the financials with Dave, and all was in order. The Board also received the financials and had reviewed them before the meeting.

Architectural Committee: Kathleen Price presented a detailed report of existing construction along with landscape details. She has asked owners whose homes are still under construction for their landscape plans as these need to be approved by the committee. Currently six (6) homes are under construction and two homeowners have approval for new paint colors on the exterior of their existing homes. There is one new house plan that has received approval from the committee and have not broken ground at the time of the meeting.

There was discussion regarding a sump pump on a newly constructed home on Bridger. The architectural committee is concerned that the sump pump is not adequate, and the owners have not expressed a desire to fix the problem.

Streets and Roads Committee: Frank Charboneau reported that all the roads appear to be in good shape. Frank thought that the drainage work done by the golf course on hole #14 has helped divert the water from Bridger Drive. The Road Reserve continues to grow, and the Board does not want to do any road repairs until after all the construction on lower Bridger is complete and will review this later.

Landscaping Committee: Jim Valentino reported that the mowing is going very well despite all the rain. Black Magic work on the marquees is outstanding as the flowers are beautiful. Jim proposed that EBN put the Christmas decorations up sooner and would like to invest in some new decoration for 2022. Jim asked if the Board is willing to purchase new decoration and all members agreed that this would be a great idea. Jim will begin working on this and secure a bid.

Nominating Committee: Steve Armstrong reported that two positions were up for reelection and both Frank and Jerry have agreed to run again for the Board. He will also call for nomination from the floor during the Annual Meeting.

Old Business:

Badger Court Parkway Irrigation: On the 24th of June the irrigation will be complete that connects the Hagen lot to the marquee. This will allow EBN to water the parkway along Holt Drive and Black Magic will cut the grass along the roadway.

New Culvert: The culvert that runs along Michael Wynne's property is scheduled to be installed this summer. Michael has contacted an individual who can perform this work and he will keep EBN informed.

207 Bridger: Water is puddling on this lot and there was discussion regarding repairs to this lot. Steve will make a call and see if we should be putting in a culvert to move the water.

New Business:

There was discussion regarding the speeding traffic on Holt Drive. This is a county road and EBN cannot change the speed limit on this road. The Board was not sure if there was anything that could be done to alleviate the problem.

Election Signs: A number of election signs have been displayed within the community and the Board discussed the regulation of the signs. The EBN CC&R's state that political signs are not allowed, but this is overruled by the "Free Speech Act". The Board addressed the issue and came up with some ideas to resolve it. It was suggested that EBN limit the number of days a sign can be put up and can only be placed on the person's property. The Board decided that signs can be put out for 45 days and can only be 18 x 24 in size, and all signs must be removed one week after the election. Steve will draw up this resolution and advise the HOA in the News of the North which will appear in two weeks.

Adjourn at 9:35 a.m.

Bugsy Yarbrough Recording Secretary