

News from the North

Eagle Bend North - July 1, 2022

(edited by Steve Armstrong)

Annual Meeting

Wednesday, August 10, 2022

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

Eagle Bend North's Annual Meeting will be held on Wednesday, August 10, 2022, 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. We will need a head count confirmation of how many residents will attend the social.

Political campaign signs (submitted by Steve Armstrong) The Board learned of a law passed by the Montana Legislature in 2009 which states that HOAs cannot prohibit the placement of political campaign signs (MCA 70-1-522). The HOA documents updated in 2011 expressly prohibit signs except those approved by the Architectural Controls Committee, such as real estate for sale signs. The 2009 law, however, allows HOA Boards to limit the size of signs and a time frame when they can be placed. At the EBN Board meeting on June 15, 2022, the Board agreed that campaign signs can be placed in yards. The signs cannot be larger than 18 inches by 24 inches, which is the size of a typical campaign yard sign and real estate for sale sign. Signs can be placed during a period of time 45-days prior to a primary and general election, but must be taken down within 2-days after an election.

Nominating Committee News (submitted by Steve Armstrong)

Two positions will be voted on during the 2022 Annual Meeting, both open Board positions. Board members **Frank Charboneau** (open Board and Roads Committee) and **Jerry Johnson** (open Board) have 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 two EBN Board members 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.

ACC - Architectural Controls Committee News (submitted by Kathleen Price)

It has been a busy season with home building in Eagle Bend North. There are currently 7 homes under construction and 1 to begin construction sometime in early fall. EBN has 2 houses with outside painting projects and 1 with a landscaping project. Please remember that construction activity may occur between 7 am and 6 pm, Monday through Saturday. Sunday work is performed only with written authorization from the Committee. If anyone has questions for the ACC please contact Kathleen Price at kpricealoha5@gmail.com.

Treasurer News (submitted by Derek Swank)

The financial health of Eagle Bend North continues to be good. Nice to see all of the new houses coming up, which should help with our dues going forward. See you all in August.

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 empty lots are looking good and are being cut as usual. The marquees are the best around, second to none and all very eye catching. Plans are being made for our Christmas marquees to be equal to our summer marquees. It is hoped that when they are completed they will portray a true Christmas spirit.

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 drobot@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.