

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION
ANNUAL MEETING

August 10, 2022, 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 31 lot owners present. A quorum is defined in the bylaws as 10% of the 118 lots making up EBN.

Board Introduced: Steve introduced the Board members: Derek Swank Treasurer; Jim Valentino Landscape Chairman; Frank Charboneau Roads Chairman; and Jerry Johnson. Also in attendance was Dave Roberts Property Manager, Kathleen Price Architectural Chairperson and Jim Lambert architectural committee member.

All the homeowners stood and introduced themselves giving their addresses and number of years they have lived in the community.

Approval of Minutes: The minutes of the August 10, 2021, Annual Meeting was attached for review and a motion was made by Derek to approve the minutes as presented. This was seconded by Andy Phillips and by voice the motion was unanimously approved.

Treasurer Report: Derek summarized the financial report reporting EBN has \$220,900 in the combined checking and saving account. He would like to see more money deposited into the Road Reserve as it is still not where the Board wanted it to be, but due to the drainage issues on Bridger there has not been excess money to deposit into this account at the end of the year.

Kathleen Price Architectural Committee: Kathleen reported that three (3) homes are completed with the new owners moved in or in the process. Two new homes began construction in April of 2022. One home that has been under construction for a few years is now done and the landscape work is expected to be finished in September. Preliminary approval has been given to a member and they anticipate a start date in September.

Due to the hail damage, there was discussion regarding the necessary architectural form before a new roof or gutters could take place. Kathleen said if the color of shingle or gutter is the same just put on the form same color, but if you are changing the colors then a sample will be necessary. Some homeowners will be replacing garage doors, please advise Kathleen of the style of these new doors and if you are changing the color from the original garage door.

There was discussion regarding the prolong building of some of the homes and the yard maintenance during building. Dave has sent three letters asking one new owner to please mow down the weeds that are bordering his property. He has not heard back, and the Board will look into a solution to this problem.

Streets and Roads: Frank Charboneau acknowledged that more money is needed in the Road Reserve. The Board wants to have enough money in the Reserve to pay for new chip sealing and the repairs that are inevitable on lower Bridger Drive, and if dues are raised it will be to deposit more into the Road Fund

Landscaping: Jim talked about the hailstorm that occurred on July 9th and the damage to the flowers at the marquees but, our landscape company has done a wonderful job in pruning them back and after three weeks look great.

Nominating Committee: Steve had sent out notices asking the community if anyone would be willing to serve on the Board. No new names came forward and Jerry and Frank have agreed to run for another three-year term. Steve asked three (3) times if there was a nomination from the floor. No new nomination came forward so Steve made a motion that by acclamation the nominated Board member would be approved. This was seconded by Derek and the motion passed with all in favor.

Old Business

Speed limit signs. The street signs are aging, and Jerry Johnson is interested in coming up with a larger sign with a new design that would include red lettering and include wording that states this is a private residence. There is more traffic on lower Bridger drive as many are using it as a cut across to the golf course. The construction along Bridger drive was also discussed along with the speeding on the roads. Homeowner Andy Phillips has volunteered to work with Jerry on this project. They will come up with a design and a price and get Board approval before action is taken.

New Business

Homeowner Robert Evans has written a resolution to honor Dan Kidd was read. This Resolution was read, and Tom Adolph made a motion to adopt this resolution, and this was seconded by Ray Thibodeau. This motion was unanimously approved by the homeowners.

Adjourned at 4:00 p.m. with the homeowners gathering for hors d'oeuvres and libations afterwards.

Bugsy Yarbrough Recording Secretary