

**EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION**

**QUARTERLY BOARD MEETING**

**November 16, 2022, 8:30 A.M.**

**Eagle Bend Yacht Harbor Clubhouse**

***Called to Order:*** The Meeting was called to order by President Steve Armstrong. Board Member in attendance was Jerry Johnson. Jim Lambert member of the Architectural Review Committee was present and Board members in attendance through conference call was Kathleen Price; Jim Valentino; and Derek Swank. Homeowner Andy Phillips was in attendance along with Property Manager, Dave Roberts.

A quorum was reached with four of the five Board members in attendance.

A motion to approve the minutes of the June Board meeting was made by Jim Valentino and seconded by Jerry. Motion passed with all in favor.

***Financial Report:*** Dave provided a detailed Balance sheet for the period covering January 2022 through October 31, 2022. This period ended with \$223,500 in the checking and savings accounts. Income from dues is \$80,730 and as of October 31, 2022, EBN total expenses are \$55,640 leaving a surplus of \$29,000.

***Architectural Control Committee-*** Kathleen Price Chairperson: Kathleen reported that there are two (2) construction projects that have been completed, on 219 Bridger Drive and 110 Levi Court. There are three (3) projects that should be completed by the end of the month or the beginning of December. These are 113 Golden Bear; 216 Bridger; and 113 Levi Court. That will leave three (3) homes under

construction in Eagle Bend North. The Committee has received application for a preliminary design review for 211 Bridger Drive.

The hail damage repair work is slowing down as winter approaches and a total of 57 homeowners have submitted applications for new roofs, painting, windows, etc. If you have not submitted your application, Form 4, please submit to [kpricealoha5@gmail.com](mailto:kpricealoha5@gmail.com). If anyone has questions for the ACC, please contact Kathleen Price at this email address. Jim Lambert will review the three (3) projects that are due for completion in November and report to Dave.

Two newly built homes are waiting for their landscape to be completed. Jim Valentino agreed the landscape needs to be completed before deposits are refunded. One homeowner wants to leave the perimeter around their home in a natural state, but the Board agreed that this was not acceptable as all property must be completely landscaped and maintained with grass mowed. The concrete driveway on 216 Bridger was discussed as the ACC did not fill that was up to standard and Kathleen would like the Board to address this. Steve agreed and felt that he needs to replace the driveway. Derek said he could put an epoxy on the top of this but that is also expensive. Dave and Steve will write a letter and mail it to the homeowner.

The new construction on Baylie Drive is progressing nicely and the construction site is very clean. The construction site at 229 Bridger Drive is of concern. Kathleen talked with the homeowner who is also the contractor of the project. He thought he had approval from the ACC to have 1 ½ years to finish the project, when Kathleen returns home, she will look at his signed documents to verify this statement. Many of the surrounding neighbors have complained about the unkept construction site. The ACC had asked him to mow the weeds around the site and they also addressed a grey tarp which is very unsightly.

Kathleen said he has been unresponsive regarding these two complaints. Steve thanked Kathleen for all the work and her detailed report for the Board to review. He also thanked her for addressing the problems that have arisen with the new construction in Eagle Bend North. Kathleen has also notified all building contractors that they are responsible to clean the street after their project is complete.

***Sign Repairs and Replacement:*** Andy Phillips who volunteered to take this project on in the summer delivered a report. He has completed the repairs to many of the signs which also includes the new speed limit signs. Jerry helped Andy pick out colors for the posts and at first the color was a little too bright and this was corrected with a darker more subdued color. All street signs are now all the same height and the stop signs have been lowered to a more visible height. As Andy was taking apart the signs, he discovered that the streets signs are wood, and most are rotten and will not last much longer. There are some laminate signs, and the Dave has taken these to a sign shop and we are in the process of obtaining some bids. All the brackets were painted to eliminate rust. The posts have endured some abuse due to the landscaper and the weed whackers and there are at least five (5) that need to be replaced. Dave and Andy had some ideas to eliminate this in the future.

Steve discussed forming different volunteer groups that work on some specific areas that need attention. This will be discussed at the next Board meeting.

## **Old Business**

***Drainage Mitigation:*** EBN is still looking for an excavator to work on the drainage in front of Wynne property and the puddling of water on area on lower Bridger. There are a couple of homeowners who have made dams with rocks and dirt which inhibit the water flow and Steve will address this issue with the individual homeowners.

**New Business:**

Dave and Steve have worked on the budget for 2023 and Dave provided a projection of the income and the expenses. There were a few minor adjustments. A motion was made by Jim Valentino and seconded by Steve to approve the budget for 2023. This motion passed with all in favor.

Next scheduled Board meeting is March 1, 2023. Steve will be working on a News of the North and asked the Board to let him know of any items that they would like to be included.

Adjourn 9:15

Recording Secretary Bugsy Yarbrough