

*News from the North*

Eagle Bend North Homeowners Association - January 18, 2023

(edited by Steve Armstrong)

**Annual Meeting**

**Wednesday, August 9, 2023**

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

**Eagle Bend North's Annual Meeting will be held on Wednesday, August 9, 2023, 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.**

**Road sign improvements** (submitted by Steve Armstrong) A discussion took place at the Annual Meeting in August 2022 regarding the state of the various traffic signs in Eagle Bend North. Homeowner Andy Phillips volunteered to examine the signs and provide recommendations to the Board. Andy performed a complete audit of all road signs, stop signs and speed limit signs. He recommended and the Board agreed that many of the street signs were severely faded from their past 30-years of exposure to weather. Andy painted all of the sign posts in a green color, actually making those posts more visible. Some of the posts will have to be replaced as they have been damaged primarily by landscaping equipment. Some lower Bridger Drive residents expressed concerns about speeding cars. EBN purchased new speed limit signs, one at the entry from Holt and the other from the entry from Golden Bear. These signs are much more visible, and hopefully, drivers will follow the recommended 15 mph speed limit.

**Nominating Committee News** (submitted by Steve Armstrong)

**No elections will take place until the Annual Meeting in August 2024.** Homeowners are encouraged to run for office on the Board or volunteer for a Committee. Homeowner Andy Phillips (see above) will provide suggestions for volunteer work on behalf of our neighborhood at the Annual Meeting.

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

Since the summer of 2022 there have been 4 homes completed in Eagle Bend North. Currently we have 4 houses under construction. There are 3 homes with various projects outstanding, such as outside painting and landscaping projects. 55 homes have completed repairs from the hailstorm last July. If any homeowners have not yet completed repairs from the storm, please forward "Form 4 w/ hail damage" to [kpricealoha5@gmail.com](mailto:kpricealoha5@gmail.com). If you have any questions for the Architectural Committee, please contact Kathleen Price at the email above.

**Treasurer News** (submitted by Derek Swank)

The financial health of Eagle Bend North continues to be good. The Board voted to acquire two 18-month CDs in the past month at our account at Rocky Mountain Bank as the interest rates are so good!

**Road Committee News** (submitted by Frank Charboneau)

I'm sure most if not all of the Homeowners of EBN have seen the destruction that the rain is causing in California along with other states. The rain is needed for people, fish and wildlife. In Montana it is a vital resource for tourism that includes fishing, sightseeing, glaciers and our personal consumption. The damage is being caused by the uncontrolled run off. It is destroying roads, bridges and homes. That brings me to my main point. We are all responsible to keep the Board of Directors informed of any potential problems that could arise from water runoff. As the old saying goes "an ounce of prevention is worth a pound of cure." Let's keep an eye on culverts under driveways for obstructions, drain ditches and storm drains to ensure that the water is directed away from homes.

The Board of Directors and the road committee are working hard to ensure the roads continue to be maintained. The overall condition of the streets are in good condition. We are monitoring the construction crews and any damage that may be caused by heavy equipment including trucks. The contractors are being help responsible for damage and the cost to repair.

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

We have board members located throughout Eagle Bend North keeping a lookout for water mitigation or damage. We appreciate any feedback and concerns from the homeowners. So please feel free to contact me or other board members as you see fit.

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 marquees took a huge hit of damage from the July 9, 2022, hail storm. Black Magic landscaping did their level best to repair as much as they could. Holiday decorations were placed on the marquees. Please be aware that Eagle Bend Golf Course continues to announce a plan to remove old trees and damaged trees. There are trees that still have substantial damage from the hail storm. Those tree will be removed over a period of time.

**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 [droberts@westernmountains.com](mailto:droberts@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.