

EAGLE BEND NORTH

BOARD MEETING

MARCH 1, 2023, 9:00 A.M.

EAGLE BEND YACHT HARBOR CLUB HOUSE

Call to Order: President Steve Armstrong called the meeting to order. In attendance was Board member Jerry Johnson, and Architectural Chair, Kathleen Price, and Jim Lambert along with property manager Dave Roberts. Board member Jim Valentino was in attendance via conference call.

Approval of Minutes: Jerry made a motion to approve the minutes of the November 16,2022 Board meeting and Jim seconded the motion. The motion passed with all in favor.

Financial Report: Dave provided the Balance Sheet for the year ending December 31, 2022. EBN ended the year with \$242,988 in combined checking and savings accounts. The Board also reviewed current expenditures for 2023.

COMMITTEE REPORTS

Architectural Committee: Kathleen Price-Chair: Kathleen provided a concise report on the homes that had replaced roofs due to hail damage and announced that a few homeowners would be replacing their roofs in 2023. A homeowner will receive a letter regarding a driveway issue that is not satisfactory. There was also a massive water leak at 220 Bridger Drive and Kathleen will be helping the homeowner determine what needs to be done to correct this leak. There was also discussion regarding the culvert that is in place at 211 Bridger and this will be examined to determine that during construction the culvert was

not damaged due to heavy equipment traffic. Three new homes have been completed and the final inspection have been done and their construction deposits were returned.

Landscape Committee Jim Valentino Chair: Jim is looking forward to summer when the marques will be exploding with color again. Black Magic will once again be responsible for maintaining the three marques within the subdivision.

Streets and Roads Committee-Frank Charboneau Chair: Frank provided a written report and asked the homeowners to please inform the Board of Directors of any potential problems that they may see regarding the roads. The overall condition of the streets is in good condition. The Board is monitoring the construction crews and any damage that may be caused by heavy equipment including trucks.

Street Signs and Post: Dave brought in an old street sign that had been refurbished along with a new sign for the Board to approve. Dave is working with Saint Marie Graphics, and they will be replacing 12 street signs within the subdivision at a cost of \$65.00 for each sign.

Drainage Mitigation: Steve said that it has been hard to find excavators to do the work as most are out two (2) years. There is one contractor that Dave and Steve are talking with and Dave also has another possibility. The Board is hopeful that they will be able to finish the culvert work on both side of lower Bridger Street in 2023.

Snow Removal: Jim Lambert has brought complaints from many of the homeowners within the subdivision. These complaints were that the snowplows block driveways, block mailboxes, and that they came too late in the day after the snow was pack down. Dave agreed and he has another contractor in the works and next year we will have another company plowing our streets.

Jim also addressed the fire hydrants that are covered up with snow from plows and making visibility for the fire department difficult. Jim suggested that EBN purchase a pole that has a flag on it to identify the hydrants. Steve has received a letter from the fire department that they require a path of approximately six (6) feet for accessibility and the hydrant needs to be totally cleared. In the past EBN had someone clean out the hydrants and create a path. Dave and Steve will work on this and order poles and flags.

Dave also mentioned that the company that did the street sweeping last year is no longer in business. Two of Dave's sons have started a business to clean streets, and they have just purchased new equipment. They would charge EBN the same billing amount and Chris Roberts will be doing the work. The Board agreed with this new contract.

NEW BUSINESS

Michael Wynne's Letter: Eagle Bend Golf Course has sent a letter to all homeowners asking owners to picking up after their dogs. Jerry said this dog problem is an issue. There was discussion regarding how the HOA's surrounding the golf course could help with this problem. Steve will look into this and have a discussion with Michael and see if the purchasing of a deposit barrel and bags would help with the problem.

Motion to Adjourn was made by Jerry and seconded by Kathleen.

Meeting adjourned at 10:00 a.m.

Bugsy Yarbrough Recording Secretary