

# EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

## Eagle Bend Yacht Harbor Clubhouse

9:00 a.m. June 8, 2023

### *Board Meeting*

**Call to Order:** President Steve Armstrong called the meeting to order. Board members in attendance were Jim Valentino, Jerry Johnson, Derek Swank, and Frank Charboneau. Architectural Committee members Kathleen Price and Jim Lambert were present, and Property Manager Dave Roberts was also in attendance. Homeowner Jim Blundell was also in the audience.

**Approval of Minutes:** A motion was made by Jim Valentino and seconded by Jerry Johnson to approve the minutes of the March 1, 2023, Board meeting. The motion passed with unanimous approval.

**Financials -Derek Swank Chairman:** A review of the financial as of 5-31-2023 was reviewed and Derek's only concern was the slow growth of the Road Reserve Fund. He acknowledged the expense of the drainage issue on lower Bridger Drive, that has cost EBN \$17,000 to complete. Derek is hoping that in the future more money will be deposited into the Fund.

Steve led a discussion regarding the raising of the dues in 2024, as this would allow more money to be put into the Road Reserve. The Board will be discussed in the future.

**Architectural Committee-Kathleen Price Chairperson:** There are currently five (5) homes under construction, and she is still getting requests for new roofs due to the hail damage in July of 2022. Kathleen said there have been issues with some of the new construction as the contractors are not maintaining the property. Lots still need to be

mowed and they are responsible for keeping the garage contained. Dave Roberts will be sending letters to homeowners asking them to maintain their property. He will also address in this letter that all construction workers need to keep their dogs on leashes at the construction site. Kathleen also asked Dave to look into the ownership of the lot on the corner of Golden Bear Drive and Bridger Drive as this lot is not being maintained.

Steve introduced homeowner Jim Blundell who has a driveway that was incorrectly poured and has been in discussion with the Architectural Committee who have asked him to fix the drive before his security deposit is refunded. Mr. Blundell acknowledges that the concrete is substandard, and he has been working on getting this repaired. The Board discussed various methods that may be a solution. He will work on this and acknowledged that his only solution may be to completely tear out the driveway and start over. He will be in communication with Kathleen on further developments.

Dave Roberts is continuing to place calls to the company that will be hydroseeding the area where the drainage mitigation has taken place. He has been given many promises, but they have failed to show up.

***Streets and Roads- Franks Charboneau chairman:*** Reports that the roads look good and no problems. The cracks and sealing of the roads have taken place and this cost \$7000, which increases the longevity of the roads. The new signage has helped slow down the traffic as it is more visible. Dave is working on new signage for the community.

***Landscape -Jim Valentino-Chairman:*** Black Magic has completed the flowerpots planted on the three (3) marquees and all members agreed that they look fabulous. Dave has a contractor coming to work on the parkway irrigation.

***Fire Hydrant Flags:*** At the March 2023 Board meeting homeowner Jim Lambert brought up the issue that the hydrants are being covered with snow and the need for flags on the hydrants to identify them. Steve checked with the Bigfork Fire Department and they informed him that Bigfork Water & Sewer is responsible for the hydrants. Steve then called Bigfork Water and Sewer and they acknowledged that they are responsible for the hydrants and any flags. They install a metal post that attaches to the hydrant and then on top of the post a metal flag is attached. Dave is contracting with a new snowplow business, and it will clearly state in their contract that they are responsible for shoveling out access to the hydrants and the hydrants. This was a policy in the past, but the old company failed to come and do the work.

The Board was informed post-meeting via email that Steve spoke with Julie Spencer from Bigfork Water & Sewer Friday morning, June 9, 2023. Bigfork Water & Sewer is working on getting its 300 fire hydrants flagged over a period of time. EBN will have to be patient as this is being worked out.

The **Annual Meeting is scheduled for August 9, 2023**, and with a BBQ to follow. Bussy Yarbrough will be assembling committees to help with this.

Adjourn 10:00 a.m.

Bussy Yarbrough Recording Secretary