

*News from the North*

Eagle Bend Bend North - June 20, 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 Levi Court cul-de-sac. The meeting starts at 3:00 p.m. , followed by a social gathering with picnic food catered by Bill Goudge. The social takes place on the cul-de-sac at the south end of Levi Court. A head count confirmation of how many residents will attend the social is needed. Please see enclosed invitation.**

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

**There are no election of officers this year.** However, at our **Annual Meeting in 2024**, **three Board positions** will be open for election. This next year will be a great time for Homeowners to consider running for office to serve our HOA. Specific offices for election in 2024 are President, Treasurer and one open Board position. The term of office is three years.

**Proxy Voting** (submitted by Steve Armstrong)

Once you give your Annual Meeting proxy vote to another homeowner, you are in essence authorizing that homeowner to vote your interests. I have received proxies from other homeowners and I submit their votes exactly as I would vote, which is to protect the interests of Eagle Bend North.

**Homeowners Associations and the Montana Legislature** (submitted by Steve Armstrong)

In the past two sessions of the Montana Legislature, multiple proposed bills have been brought forward by certain members of the legislature that are a direct attack on Homeowner Associations. The basic intent of these proposed laws is to limit the ability of HOAs to create governing documents or even alter governing documents that are deemed necessary to protect the property rights of owners. This past session suggested proposals that would have required HOAs to have child care facilities, have a membership vote on governing documents every five years and allow for "auxiliary dwellings" to be built on existing lots with homes already on them. They were fortunately tabled until the 2025 session.

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

As of June 2023 there are 5 homes under construction. There are 5 homes with various projects outstanding, such as painting and landscaping projects. 57 homes have completed repairs from the hailstorm last July. Please remember that construction activity may occur between 7 am and 6 pm, Monday through Saturday. Sunday work is performed only with written authorization from the

Committee. If anyone has questions for the ACC please contact Kathleen Price at [kpricealoha5@gmail.com](mailto:kpricealoha5@gmail.com).

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

The financial health of Eagle Bend North continues to be good. Nice to see all of the new houses coming up, which should help with our dues going forward. See you all in August.

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

The Board of Directors and the road committee are working hard to ensure the roads continue to be maintained. 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. The factors we are taking into consideration are large trucks involved in house construction, freezing which causes frost boils, and water. We are located on or near springs that produce water that flows that take the path of least resistance

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

The Board of Directors has set up a reserve for road maintenance and eventual replacement as needed. If anyone has a concern or notices issues with the roads please email the Chairman of the roads committee – [frank.Charboneau@gmail.com](mailto:frank.Charboneau@gmail.com)

**Snow removal and fire hydrants** (submitted by Steve Armstrong)

Eagle Bend North will have a new snow removal contractor beginning this winter. David has written into the contract that the plow crew must also clear access to the seven fire hydrants in Eagle Bend North. Bigfork Water & Sewer takes care of the hydrants and has a plan over the next few years to add identifier flags to each hydrant. For those residents who remain all year round, please do not shovel snow into the street! This creates unnecessary humps in the road. For those who are gone to other locations, it is a good security measure to have your driveway cleared.

**Landscape Committee News** (submitted by Jim Valentino)

The empty lots are looking good and are being cut as usual. The marquees are the best around, second to none and all very eye catching. Plans are being made for our Christmas marquees to be equal to our summer marquees. It is hoped that when they are completed they will portray a true Christmas spirit.

**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.