

# EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

## ANNUAL BOARD MEETING

August 9, 2023, 3:00 P.M.

### Levi Cul-de-Sac

**Call to Order:** The meeting was called to order by President Steve Armstrong. A quorum was met with 38 lot owners in attendance and five (5) proxies.

**Board Introductions:** Jim Valentino, Landscape Chairman; Derek Swank, Secretary/Treasurer; Frank Charboneau, Roads Chairman; Jerry Johnson; and Kathleen Price, Architectural Chairman. The HOA property manager Dave Roberts was also in attendance.

**Approval of Annual Meeting Minutes 2022:** A motion was made by Derek Swank and seconded by Jim Valentino to approve the minutes. The motion passed with all in favor.

**Treasurer Report:** Derek reviewed the financials statements that had been provided for the homeowners. He said that the drainage issues on lower Bridger Drive had been completed. Due to the expense of this project Eagle Bend North HOA had not been able to grow the Road Reserve in 2023. He is hopeful that in 2024 the Board will be able to deposit more into the Reserve Fund.

**Presidents Report:** Steve said that the status of the HOA is excellent. There are currently four (4) lots that have not been built on. The biggest concern for the past two years has been the section of road starting at the intersection of Bailee Drive and Bridger Drive. There are many springs under the road and over the years they have been leaking and causing frost heaves and damage to the road. The damage was not caused by the trucks during construction. Drainage pipe was installed,

and this allows the water to flow down to the wetlands. In the future EBN HOA may have to rebuild lower Bridger Drive, and the Board is aware that this will be an expense and is working to increase the Reserve Fund.

Andy Philips has installed all the new street signs throughout the community. Last year he repainted all the street posts. The Board and the community would like to thank Andy for all his hard work at getting this job done.

### **Committee Reports:**

***Architectural- Kathleen Price -Chairperson:*** Kathleen handed out a detailed report of the five (5) construction projects and the targeted dates of completion. At the time of the Annual Meeting no new requests for construction have been made. Kathleen also said that her cell phone and email address are all available on the HOA website if anyone has a question.

***Roads- Frank Charboneau- Chairman:*** Frank is always inspecting the roads throughout the community. He is pleased with the drainage mitigation project and feels this will allow the HOA to continue to grow their Reserve Fund for future resurfacing on lower Bridger Drive.

***Landscape- Jim Valentino - Chairman:*** Jim thanked everyone for coming to the meeting and for taking special care of their yards during these hot summer days. The marquees are in wonderful shape and have added a wonderful colorful look to the entrances into our community.

Vote for adjournment at 3:30 p.m.

Bugsy Yarbrough Recording Secretary