

News from the North

Eagle Bend Bend North - September 26, 2023

(edited by Steve Armstrong)

Annual Meeting

Wednesday, August 7, 2024

3:00 p.m., Eagle Bend Yacht Harbor Club House

More details to be provided. . . .

General News (submitted by Steve Armstrong)

EBN's **Annual Meeting on August 9, 2023**, was shortened due to extreme weather, including lightning, thunder, heavy rain and lots of wind. We tried like to dickens to continue, but we simply could not.

That said, this edition of News from the North will answer some questions raised by Homeowners that we didn't have the opportunity to address.

One question dealt with the roads and chip sealing. EBN last chip sealed its roads in the summer of 2016, at a **cost of \$84,000.00**. The recommendation then was the next chip seal should take place in 10-15 years depending on the condition of the roads, The means that the earliest EBN would chip seal could be 2026 and the latest could be 2031. With the incredible inflation in the Flathead Valley over the past few years, EBN can anticipate that the next chip seal will cost in excess of \$100,000.00, possibly as high as \$135,000.00 or more.

EBN has spent over \$80,000.00 during the past four years to resolve drainage issues along lower Bridger Drive. Lower Bridger has multiple natural springs, which have caused the road to buckle in many places as a result of freezing and thawing during the winter months. This drainage mitigation now moves water from going underneath the roads to drain pipes traveling to the west end of Bridger to the wet lands. All homes along lower Bridger now connect their sump pumps to the drainage system.

There may still be water that moves under the roads, but the fact is that the Board has observed that the drainage mitigation is working.

The road conditions on upper Bridger Drive, Baylie Court, Levi Court, Cougar Loop, Whitetail Court, and Badger Court all seem to be in good shape with many more years of use in them.

This is why EBN has a road reserve fund. As of this writing, **EBN's road reserve fund stands at \$192,000.00**, which includes cash in our account and 3 CDs at Rocky Mountain Bank. EBN simply cannot predict when the next chip seal will occur, as any preliminary bid in the next few months will be moot in another 3-5 years.

It's entirely possible that lower Bridger Drive may have to have an overlay sometime in future, but once again, that is difficult to predict. This would not be done until all remaining vacant lots have homes on them and any additional construction is completed – maybe the decade of the 2030s.

Board Meetings (submitted by Steve Armstrong)

EBN's Board meets three times prior to the August 7, 2024, Annual Meeting. Homeowners are welcome to attend any Board meeting and express their comments to the Board. The next Board meetings occur on November 15, 2023, March 6, 2024, and June 5, 2024. Meeting location is the Eagle Bend Yacht Harbor Club House at 9:00 a.m. Board minutes of all meetings are placed on Eagle Bend North's website.

Nominating Committee News (submitted by Steve Armstrong)

At EBN's **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.

Some Homeowners approached me at the August 9, 2023 Annual Meeting and asked if I and the other Board members would be willing to serve another term if elected. The answer is yes, if that is the will of the Homeowners. There are no specific term limits according to our By-Laws.

Current Board members whose terms expire in 2024, but who are willing to serve again, are Steve Armstrong (President), Derek Swank (Treasurer) and Jim Valentino (Landscape Committee).

This is not meant to discourage any Homeowner who wishes to serve on the Board. Homeowners eager to serve on the Board should contact Steve Armstrong at stevesar1776@gmail.com. If you want to place your name in nomination, please submit a brief write up regarding your interest and background that will be shared with our HOA.

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 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.