

## **EAGLE BEND NORTH HOA**

### **BOARD MEETING**

**November 15, 2023, 8:50 a.m.**

**Eagle Bend Yacht Harbor**

***Call to Order:*** President Steve Armstrong called the meeting to order. Members in attendance were Jerry Johnson, and the Architectural Committee Kathleen Price and Jim Lambert. Derek Swank and Jim Valentino were available through conference call. Also in attendance was Property Manager Dave Roberts.

***Approval of Minutes*** of June 8, 2023, Board Meeting. Jerry made a motion to approve the minutes as presented and Derek seconded the motion. The motion passed with unanimous approval.

***Financial Report:*** Dave had provided the P&L for the year of January to October 2023. And then the proposed budget for 2024. The Board discussed the water bill and Steve will do some investigation and provide a breakdown of the yearly water bill and report back to the Board at the next Board Meeting.

***Committee Report:*** Kathleen Price-Chairperson provided a detailed written report of new construction and owners who have requested permission to change paint colors or landscape improvements. There are still three (3) new homes under construction and the home on 102 Baylie Drive is almost completed, just waiting for the sod to be laid. The new home on 229 Bridger Drive is scheduled to be completed in summer of 2024. The new home at 212 Bridger is completed and new owners have moved in. Kathleen has been working on various issues with homeowners and working to resolve these within the guidelines

set down in the CC&R's. One homeowner has put in a dog run that is located in a common area and the Committee is working to resolve this issue. Plans have been approved for a new Condo in the Coulter Loop area.

***Streets and Roads:*** Steve reported that the drainage mitigation that has been completed this year has helped divert the water from the road.

***Nominating Committee:*** In 2024 there will be three (3) positions open. The three officers have all agreed to rerun if no other nomination comes forward. Each one of these positions will be for a three (3) year term.

Dave Roberts hired a new crew to plow the roads in 2024. Dave used them last winter in Whitefish and they did an excellent job and have multiple pieces of equipment. They have crew members that live in Bigfork and they have mapped out all the roads in EBN. The price will be the same as last year. Dave said that the driveways are the biggest complaint from homeowners as they are often plowed shut after owners have cleared their drives. The new company has hydrologic wings on their plows, and they can move the snow away from the driveways. They also agreed to clear the fire hydrants.

Jim asked if we would be placing flags on the fire hydrants and Steve talked with Bigfork Water and Sewer about the flags. They said that we are not allowed to place flags on hydrants. Bigfork Fire Department has asked the Water Department for permission to place flags on all fire hydrants in Bigfork. Julie said that Bigfork Water will place flags on hydrants throughout Bigfork, but this task is estimated to take five (5) years to complete.

There was a complaint by a homeowner regarding bright lights that are on a motion detector on a vacant home. Steve looked at this light and agreed that it is very bright, but he was not sure what the Board could do about this. The owner is gone for the winter. Jim Lambert volunteered to look at the light and see if it can be adjusted to pointed downward.

Steve said that EBN Road Reserve fund is in good shape and is projecting that by 2024 there will be \$140,000 in the account. Steve has been walking all the roads throughout the community and said that they are in good shape. He does not feel that we will need to do any major road repairs until 2030 and that may be a chip seal. The price of the chip sealing changes on a yearly basis but EBN's Board is confident that EBN will have money in Reserve to pay for any large expense to the roads. Road cracks are addressed each year which extend the life of the existing roadways. Steve said because there are no large expenses, he does not see a need to increase the HOA dues in 2024, and the Board members all agreed.

Adjournment: At 9:30 a.m. Jerry made a motion to adjourn.

Bugsy Yarbrough Recording Secretary