

EAGLE BEND NORTH HOA

BOARD MEETING

March 6, 2024, 9:00 a.m.

EAGLE BEND YACHT HARBOR CLUBHOUSE

Call to Order: President Steve Armstrong called the meeting to order at 9:00 a.m. Board members in attendance, Jerry Johnson; Kathleen Price Architectural Design Chairperson. On the conference call was Jim Valentino, Frank Charboneau and Derek Swank. Property Manager Dave Roberts from Western Mountain Properties was also in attendance.

Approval of Minutes: A motion was made by Jerry Johnson to approve the November 15, 2023, minutes as presented. The motion was seconded by Derek and motion passed with unanimous approval.

Financial Report: Dave provided a detailed report of the financials for January and February 2024. The Road Reserve showed a balance of **\$192,771.22** to be used for future repairs and improvements. The snow plowing is below budget at this time due to low snow fall during the winter.

COMMITTEE REPORTS:

Architectural Committee- Kathleen Price Chairperson. Kathleen reported that there are two (2) new building projects. The Contractor is Phil Neuharth. Plans were submitted and have been approved by the committee. The owner of the home under construction at 229 Bridger has been reminded that he needs to have the construction completed in August and at the time of the meeting had not responded to the email. The home on 251 Bridger has progressed over the winter months and is on track to be finished in the summer of 2024. The new home on 102 Baylie Drive is just waiting for their landscape to be completed. The property owner at 213 Bridger has a new dog and has put up a chicken wire fence, which is against the HOA codes in the Architectural guidelines. Kathleen asked that a letter be mailed advising them

that the wire must be removed. The homeowner at 217 Bridger Drive asked Kathleen to look at her mailbox that is falling backwards and she thinks the road is pushing this up due to the water that flows under the road. The Board agreed that this is a homeowner's responsibility to repair.

Streets and Roads Committee – Frank Charboneau. Will be back in Montana and will walk the roads on his return.

Landscape Committee – Jim Valentino said that Black Magic will be landscaping the marquees again in 2024. The water issue on Golden Bear and Holt Drive has been repaired which will allow the flowers to be in full bloom all summer.

Nominating Committee – Steve Armstrong. There are three (3) Board positions to be elected and all three Board members have agreed to serve for another three (3) year term if nominated and elected.

## OLD BUSINESS

Snow Plowing: Steve has been happy with the plowing and the concern has been the mailboxes that are covered when they are plowed. Steve said there are some areas where the plow crew needs to put the snow into a different site. He will continue to educate the plow crew for next year. The Board discussed putting flags behind the fire hydrants as no one is allowed to place a flag on the hydrant. These flags will draw attention to where the hydrants are located in case of large snowpack in the future.

Irrigation for marquees and Nagy Park: Steve provided the water bill for the irrigation on Nagy Park, which is the common area in Eagle Bend North. These bills were high for the three months in the summer and Steve said in 2024 they would only water at night and the amount of water would be limited. He also will put a lock on the irrigation box and only maintenance personnel will have a key. He also discussed the possibility that there is a leak in the irrigation system and will investigate having Bigfork Water and Sewer come and check for any leaks.

Catering for 2024 for the Annual meeting - Steve has contacted Buckaroo to do the catering for the upcoming Annual Meeting in August. This meeting will take place at the Eagle Bend Yacht Harbor Clubhouse.

June 6, 2024, is the scheduled date for the next Board meeting at the Eagle Bend Yacht Harbor Clubhouse.

Meeting adjourned at 9:50.

Bugsy Yarbrough Recording Secretary