

News from the North

Eagle Bend Bend North - March 18, 2024

(edited by Steve Armstrong)

Annual Meeting

Wednesday, August 7, 2024

3:00 p.m., followed by a social gathering

Eagle Bend North's Annual Meeting will be held on Wednesday, August 7, 2024, at the Yacht Harbor Club House. The meeting starts at 3:00 p.m. , followed by a social gathering with food catered by Buckaroo Bake Shop.

Nominating Committee News (submitted by Steve Armstrong)

At our **Annual Meeting on August 7, 2024**, **three Board positions** are open for election. Specific offices for election in 2024 are President, Treasurer and one open Board position. The term of office is three years. Please contact Steve Armstrong if you are interested in serving on the Board. The three current Board members, Steve Armstrong (President), Derek Swank (Treasurer) and Jim Valentino (open Board and Landscape Committee) are willing to serve another 3-year term if nominated.

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.

Dog poop (submitted by Steve Armstrong)

There is an ongoing issue of folks who walk on the golf course cart paths who either do not pick up after their dog, or place the doggy doo in a green bag and leave it on the cart path!! It's difficult to identify the culprits (humans, that is). Please be courteous to the golf course. The golf course has walkers not only from our HOA, but from HOAs surrounding the golf course as well as residents from Bigfork Landing, Hanging Rock, Pine Needle Drive. I have pictures of the green bags that I took on the morning of **March 17th**. I guess that was the "pot of gold", err, "the bag of green something."

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

As of March 2024 there are 5 homes under construction. Since the Fall there have been 2 new homes started on Coulter Loop and Whitetail Court. The other 3 homes are in various stages of completion. (2 on Bridger Dr. and 1 on Baylie Dr.) There are 3 homes with various projects outstanding, such as exterior painting and landscaping projects. If you have any questions for the Architectural Committee, please contact Kathleen Price at 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.

Eagle Bend North has a reserve fund for road maintenance, chip seal 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

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 and all very eye catching. The marquees will be set up in April and May.

EBN irrigation of marquees and Nagy Park (submitted by Steve Armstrong)

The Board examined the cost of irrigation of the marquees and Nagy Park. EBN paid Bigfork Water & Sewer about \$14,000 for irrigation in 2023. Steve visited with Bigfork Water & Sewer about this expense and the Board discussed this concern at length at its March 6th meeting. The Board directed Management to work diligently to reduce the irrigation expense of Nagy Park, which is the greatest expense. Our hope is to reduce the irrigation expense of Nagy Park by at least half, preferably more, and irrigate only at night. This will be discussed in detail at the Annual Meeting on August 7, 2024.

Snow removal (submitted by Steve Armstrong)

Eagle Bend North had a new snow plow crew for our 2023-2024 snow season. In reality, we did not have as much snow as, say, the winter of 2016-2017. We directed Management to have the plow crew clear snow more frequently to reduce ice accumulation. Homeowners should not shovel their snow onto the street as this will create a pile which will freeze and interfere with the plow crew. As we have fewer vacant lots, the plow crew will have to be creative and diligent about where to place the plowed snow.

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.