

EAGLE BEND NORTH HOA

June 5, 2024, 9:00 A.M.

BOARD MEETING

EAGLE BEND YACHT HARBOR CLUB HOUSE

Call to Order: President Steve Armstrong called the meeting to order. Board members in attendance, Jim Valentino; Derek Swank; Frank Charboneau; and Architectural Control Chairperson Kathleen Price. Also in attendance was Property Manager Dave Roberts.

Approval of Minutes: Derek made a motion to approve the minutes of the March 6, 2024, meeting as presented. This was seconded by Jim and the motion passed with unanimous approval.

Financial Report: The Board reviewed the Financials and Derek reported that there is a total of \$277,000 in the three bank accounts. Eagle Bend North does not foresee any large expenses in 2024. Steve researched the current price of chip sealing and learned that, at the present time, it would cost EBN \$138,000 to have all the roads in the development re-sealed. The company that chip seals recommended a new chip seal as early as 2026, but no later than 2031, depending on the condition of the roads.

COMMITTEE REPORTS:

Architectural Control Committee: Kathleen Price talked with Mr. Juster on 229 Bridger Drive, and he is confident that all the work which will include landscaping will be completed by August 2024. The new townhome being built on Colter Loop is progressing and the builder wanted to increase the patio by four (4) feet. This was approved by the Architectural Committee. The new home on 251 Bridger is progressing. The new home on 102 Baylie Drive is completed and the Architectural Committee has signed off on the final project and have issued a check returning the owners security deposit. The new construction on 111 Whitetail Court has begun and is in the framing stage of construction.

Kathleen also provided a detailed list of other construction projects that have been approved by the Committee. These include painting and new landscaping and improvements to the driveways.

The new landscape project at 102 Levi Court was further reviewed by the Architectural Committee. The Architectural Committee voted to approve this project, but Architectural Committee member Jim Lambert, who did not submit a vote by the time of approval, *later* stated that he disagreed with the project.

The Board also discussed the home on 113 Levi Court as the owner has failed to complete their landscaping. The owners had finished the area just around the house but did not put in an irrigation system or vegetation on the 20- and 30-foot area that is surrounding the home. The Board agreed to send the property owner a letter asking them to complete the project and to maintain the area surrounding the house. If the homeowner fails to comply with this letter the Board has the right to hire someone to come and maintain their property. The Board can then bill the homeowner back and if the bill is not paid, they will place a lien on the property. A motion was made by Steve that a letter would be mailed to the owner asking them to complete and upgrade the landscape and failure to act on this would cause the Board to hire a contractor to maintain this area bill the expenses back to the owner. Jim seconded the motion and it passed with unanimous approval.

The Board thanked Kathleen for her work on the Architectural Committee. There are always many projects to review within the Community and she is very diligent in her work to keep all the members of the Architectural Committee and the Board updated.

Streets and Roads Committee: Frank Charboneau reported that all the roads look good. The area at lower Bridger Drive did not buckle during the winter and the new drainage system that has been improved over the last two years has made a difference. The crack sealing has been completed for 2024.

Landscape Committee: Jim Valentino reported that the two marquees at the entrance of Bridger Drive have been planted. The remaining marquee at the corner of Golden Bear and Holt Drive is not planted due to a change in the irrigation system. For the past five (5) years a homeowner has supplied water to the marquee, but now with the cost of water and the need to upgrade her irrigation system she is no longer willing to continue with this expense. The Golden Bear Board of the Townhome's Association is researching a possible solution as they pay the expenses for this one marquee.

Nominating Committee: Steve Armstrong announced that there are three (3) Board positions to be elected at the Annual Meeting on August 7, 2024. The Board is accepting names of any homeowner who is willing to serve on the Board. Derek Swank (Treasurer), Jim Valentino (Landscape Committee) and Steve Armstrong (President) are willing to serve another 3-year term if elected at the Annual Meeting.

NEW BUSINESS:

The chain link fence on Whitetail Court is owned by Eagle Bend North. Due to damage by a deer that tried to jump over the fence repairs were necessary. Montana Fence came and repaired the fence and charged EBN \$465.00.

OLD BUSINESS:

Irrigation for Marquees and Nagy Park: Due to the high water bills last year on this common area the Board is making changes in the watering of this area. Steve and Dave will be monitoring the bills for the upcoming months.

Annual Meeting: The meeting will be held on August 7, 2024, at 3:00p.m. at the Eagle Bend Yacht Harbor Clubhouse. There will be a catered meal following the meeting. The Board will add a 20% gratuity to the catering invoice.