

**EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION**

**September 4, 2024, 9:00 a.m.**

**BOARD MEETING**

**EAGLE BEND YACHT HARBOR CLUB HOUSE**

**Call to Order:** President Steve Armstrong called the meeting to order at 8:57 a.m. Board members present for the meeting were Vice President Frank Charboneau; Treasurer Derek Swank; Jim Valentino and Andy Philips. Homeowners who were in attendance for the meeting were Ray Thibodeau, Bill and Penny Smith, and Jim Lambert. Also in attendance was Property Manager Dave Roberts.

**Approval of Minutes:** A motion was made by Derk to approve the June 9, 2024, minutes as presented. This was seconded by Jim Valentino and motion carried.

**Financial Report:** Derek has reviewed the financials that were distributed to the Board. There is \$193,000 in the Road Reserve Fund in both cash and Certificates of Deposit. Andy Philips asked what the Black Magic contract for \$9,000 entailed. Dave Roberts said it was for mowing at the marquees, fertilizers on the common area and Nagy Park and the purchase of flowers. Each month we received a bill for \$1430 which is for four (4) to five (5) mowings. Andy said there are weeds in the marquee at Nagy Park and 3 dead shrubs. Are we planning to have these replaced this year? Dave Robert will have Black Magic look at these and report back

**Architectural Control - Kathleen Price chairperson:** The new construction at 229 Bridger Drive was discussed. The home was to be completed by August 31, 2024, and at the time of the meeting the landscape was not complete. Kathleen was concerned that the owners may think that they are finished. She has sent emails to the owners, and they have not been answered. The new townhouse at Colter Loop has submitted the final form and is requesting an inspection. Derek will look at this and report back to the Board.

**Roads Frank Charboneau.** Mike Wynne of Eagle Bend Golf Course talked with Frank and asked him to look at Golden Bear Drive by the refuge, as he thought the road was undulating more. Frank has gone and inspected the road and cannot see that this is happening. Steve had met with Mike Wynne in the past and explained to him that that section of road is used by golfers and asked if Eagle Bend Golf would be willing to help with the repairs. Roads are being well maintained with crack sealing that is performed each year. The drainage from the corner of Bridger Drive which flows down Golden Bear was discussed. The drainage flows downward and goes under Golden Bear Drive and drains into the ponds on Number 16 on the golf course.

**Landscaping - Jim Valentino:** He has been disappointed in the colors of the marquees this year. It was also discussed that some of the flowers are blocking the Eagle Bend North sign and this needs to be reviewed next year. Andy has driven all the roads in the Community and questioned how the Board deals with the existing neighbors that need to keep up with their landscaping as he had pictures of several homes that have dead shrubs in their front yards. Steve said that a letter can be written by the Property Manager and mailed to the homeowner. Andy discussed an event in the

past where he personally went to the homeowner whose lawn had several dead shrubs and the problem was solved. He would like to try visiting with the homeowners and see if that is more effective than a letter.

**Nominating Committee:** Steve announced that there will be two (2) positions open in 2025 and if a homeowner wants to serve, they need to submit a paragraph detailing their reason to serve on the Board. There are currently five (5) Board members, and the Bylaws say that EBN Board can has as many as seven (7). Ray asked why the current Board is only at five (5) and he also read from a paragraph in the Bylaws that say you can be nominated at the Annual Meeting, and you do not have to be present. Steve said the Board can appoint someone, but it would be an even number. Andy made a motion to add Ray Thibodeau to the EBN Board. Frank seconded the motion. After some discussion a question was called and the Board voted by voice and motion carried.

### **NEW BUSINESS:**

**Colter Loop pavement repair.** Steve proposed a “motion in principle” at the Annual meeting stating that EBN HOA would pay for the road patch repair for the Golden Eagle HOA. The cost for these repairs would be \$2900. The members of this Condo Association pay dues to EBN HOA, and they also pay \$1600 a year to Golden Eagle. Derek made a motion to approve \$2900 to pay for road repairs in Golden Bear HOA. Jim seconded the motion, and it carried with unanimous approval.

**Chip Seal:** At the Annual Meeting an owner requested that the road on Lower Bridger be chip sealed and asked if the Board could agree to do this in 2026. Andy talked with a Traffic Engineer, who has driven the roads, and he would be happy to do this with any Board member. He thinks the roads look good and that EBN is doing everything right with the annual crack sealing. Derek agreed and said the roads are fine and we need to wait to chip seal.

**House color on 101 Levi Court:** The Board has asked Dave Roberts to send a letter with return receipt. Dave has sent the homeowner an email asking her to respond to Kathleen by September 6, 2024. In the email Dave did not address the color of the house but the violation of the correct process when changing paint colors. The owner of this home did not submit any forms. Steve would like permission from the Board to talk with legal counsel Brandt Beaudry and show him the document and see what the Boards rights are and have a documentation on record to show her violation. The question is does the Board have a right to issue a fine and can we force her to repaint her home. Andy said we all need to protect the integrity of our homes.

The Board agreed that the ACC guidelines need to be reviewed and updated. A Committee was formed to begin the process. Board members on the Committee were Andy and Ray along with ACC chairperson Kathleen and Bill Smith who is a retired architect from San Diego. Issues that they will try to define are the paint colors. Kathleen would like to have more variety and finds that the wording, ‘earth tones’ is very ambiguous.

The signage regulations are not being followed throughout the HOA Community. All of this will need to be reviewed by the ACC committee and then they will report back to the Board.

**Adjourn:** Andy made a motion to adjourn the meeting at 10:15 a.m.

Bugsy Yarbrough Recording Secretary

