

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

Board Meeting

November 20, 2025 9:00 a.m.

ZOOM

Call to Order: President Frank Charboneau called the meeting to order. Board members available via ZOOM: Derek Swank, Ray Thibodeau; Andy Phillips. Also available for the meeting were Property Manager Lindsay Freitas and Danae Hanson Western Mountains bookkeeper. A quorum was established.

Annual Minutes: Derek made a motion to approve the minutes from the 2024 Annual Meeting as presented. Motion was seconded by Ray and motion carried.

The board discussed the reconstruction of Hole #16 at Eagle Bend Golf Course. There was heavy equipment with steel tracks driving on Golden Bear and Ray felt that the board needed to look at the road and the shoulders to see if it had been damaged. Dirt has been pushed into the side of the road and patted down but there may be cracks and start to deteriorate. Frank suggested that the board waits until they are done and then we can see what repairs will need to be done. Ray has taken pictures.

Committee Reports:

ACC Guidelines: Andy Phillips has been working with the ACC Committee on revision of the guidelines. He has sent a copy of the revisions to the board for their input. Derek: Frank and Ray have read through the document, and all agreed that they look good. Andy asked the board to approve the revised guidelines. We are going to change the wording from guidelines to requirements, simply because guidelines leave it very vague. If we call them requirements it is a bit more of a firm statement of what it is. Can we vote on this, and he will let the ACC committee know of this. Andy will then complete the finalized document for everybody's review. Ray made a motion to accept the new ACC guidelines. Motion was seconded by Derek, motion carried.

Dues Increase: The board has been concerned that we were not funding the roads with sufficient money. We talked about a special assessment, but Frank suggested that we increase the dues by 15% per year as a board of directors. EBN has been increasing dues at this rate for the last two (2) years. Money for the 2023 Road Reserve contribution was made in January 2024 in the amount of \$30,000 and placed in a six (6) month CD. Frank was not sure if we wanted to combine another Certificate of Deposit for an additional

\$30,000. Lindsay said we do not make the \$30,000 contribution into the Road Reserve Fund until the end of the fiscal year. Ray said there is \$37,000 in the Road Reserve Fund, not a checking account but a sub account. Lindsay suggested opening a separate checking account or moving that to a Money Market account. Ray explained that we have \$198,000 in the Road Reserve Certificates of Deposit. EBN has \$55,000 in a regular checking account. Ray would like to purchase a Certificate of Deposit for \$30,000 for the Road Reserve and then another Certificate of Deposit for \$25,000. EBN is not making any interest in checking accounts and a short-term CD would generate more interest.

The board discussed the amount to increase the dues. Andy asked if we collect enough funds right now to cover all our expenses and make the Road Reserve contribution. Lindsay said this would allow us to put \$30,000 into the Reserve. If we do not increase the dues by 10%, we will not be able to generate \$30,000 to put into the Reserve. Frank said in the past the board had decided to increase dues versus having a special assessment. In the last two years we have increased dues by 15%. If dues are increased to \$725 per lot, then that is \$60 a month. We have 119 lots so if we increase by 5% that will generate \$4200 a year.

Bugsy Yarbrough has permission to purchase two Certificates of Deposit. One CD for \$30,000 and a second CD for \$25,000. EBN will have five (5) different CD which are laddered.

Empty Lot Mowing: What are we doing in the future. EBN has 6 lots left. Mr. Bruce wants to mow his own empty lot. Danae is planning on calling every empty lot owner and making sure they agree to having EBN mow their lot and charge them back. There have been homeowners who have complained about how often they are mowed and the expense. Last year EBN mowed the empty lots seven (7) or eight (8) times. It was suggested that EBN needs to decide if property owners are responsible for mowing their own lots, taking EBN out of the billing. Collecting on the mowing has become difficult as some homeowners are claiming they are mowing their own lots. Andy asked how does EBN control the appearance if owners are in charge of mowing their own lots. Lindsay suggested that we send out a letter at the beginning of the year with an "Opt Out Form". This letter states that all lots have to be mowed by the 1st of each month. Ray said we are not in the lawn mowing business can EBN charge more and put it back on owners to find someone. If the lot is not mowed, then we will mow it. Lindsay said EBN should charge an administrative fee as this takes Danae lots of time to figure it all out each month and then we argue with the owners. Frank said let's send a letter and let them know the charge to mow their lot is \$85.00 a time. EBN also sprays dandelions and charges the owner. We can bill them at the beginning of the month for a one-time mow charge. Andy said we have to

give them a specific date of the month for them to have their lots mowed. If the lot is not mowed at that time, then the lot will be mowed by EBN, and a billing will be mailed to them on the 15th of the month and if the bill is not paid by the 15th of the next month we will proceed with whatever mean is necessary and all collection expenses will be paid by the owner of the lot. Frank said we should charge \$100, and the extra can go to the administrative costs. If they pay in advance, they get 10% off. Andy asked if Lindsay would draft a motion, and the board will review, and the board can do an online vote.

Frank asked Lindsay how many of EBN homeowners had supplied their email addresses. Lindsay said we are missing 10 or 11. Frank would like to do write a “News of the North” and have this go out by email versus by website. Lindsay said we would do both. Lindsay will send out a letter to the homeowners regarding the increase of dues. She will also email this to the members.

Ray was asking if there was a way to cross reference addresses with names. If you have someone’s address but not their name it is very difficult to figure this out. Lindsay will send a spreadsheet that will make this easy for Ray to find the address and then owners names. Lindsay is going to look at the website and see if she can figure it out. This would be a reverse look up.

Motion to adjourn at 10:15 a.m.

Bugsy Yarbrough Recording Secretary