

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

BOARD MEETING

MARCH 14, 2025, 9:00 a.m.

Call to Order: President Frank Charboneau called the meeting to order at 9:10 a.m. Those in attendance was Architectural Committee Chairman Bill Smith, Vice President Andy Phillip was available via ZOOM. Property manager Lindsay Fietas was also in attendance.

Disputed Paint Color: Patricia Lambrecht has notified the board with a written letter that she plans on repainting her home on Levi Court to a color that will be accepted by the ACC and the board. President Charboneau will write a letter to Ms. Lambrecht acknowledging her intent to repaint. He will ask her to please contact ACC chairman Bill Smith with her color sample. The ACC Board will review her color choice and decide if it fits with the neutral color spectrum.

Snow Removal Company: Lindsay has not had any complaints about the snow plowing after the first large dumping of snow. She reported that there were complaints when this snowfall created large berms in front of driveways. Frank said the board can review this in the summer if the board feels there is a need for a change. The fire hydrants flags were still visible even with the deep snow this year.

The board discussed the Certificate of Deposits that are being held at Stockman's Bank. Buggy discussed the need to set up a separate checking account for the Road Reserve Fund. The board suggested that she check on the Money Market account which allows three (3) withdrawals a month.

ACC Guidelines: Andy Phillips is working on the rewrite of the document and making final changes for the board to review. He will have this done before the end of the month and will circulate it to everyone.

The board discussed having a neighborhood walk about the first half of June. They would like to get the homeowners to come and participate and see the areas in the neighborhoods that need attention. Areas of concern would be the roads and the marquees and at that time even discuss the need to revisit the bylaws and covenants. The board also talked about having a neighborhood golf tournament with a shot gun start on the Osprey and ending at Shaffer's for pizza.

Architectural Committee – Bill Smith Chairman. Bill is a licensed architect and provided a color wheel with outside colors that he and the ACC committee would like to incorporate

into the guidelines for acceptable home colors. The acceptable colors are in the Sherwin and Williams color chart and listed as neutrals. Bill said that special attention needs to be taken when a homeowner chooses a yellow color as it can change tremendously when the sun hits it. In the case of a remodel the ACC will ask the homeowner to bring a preliminary sample and then before they paint the ACC will require the painter to paint a five (5) foot sample on the sunny side of the house. Bill explained that stucco has no texture and therefore paint comes out much brighter than the sample. Andy will address this in his rewrite of the ACC guidelines.

In the future Andy would like the financials to have a second column showing a comparison with the prior year's expenditures. Also, he would like to have a schedule that shows a budget comparison.

Next meeting June 11, 9:00 at Eagle Bend Yacht Harbor

Adjourn 10:00 a.m.

Bugsy Yarbrough Recording Secretary