

# EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

## Board Meeting

June 18, 2025, 9:00 A.M.

### Eagle Bend Yacht Harbor Clubhouse

**Call to Order:** President Frank Charboneau called the meeting to order. The Board members in attendance were Derek Swank; Ray Thibodeau; and Andy Philips. Also in attendance for the meeting was Architectural Control Chairman Bill Smith and committee member Jim Lambert. Property Manager Lindsay Frietas was in attendance along with Recording Secretary Buggy Yarbrough. Homeowners Mike Wilson and Steve Zabaro attended the meeting.

**Open Board Position:** In May 2025 Jim Valentino submitted an email announcing that he was stepping down from the Board due to health reasons. The Board discussed filling his position. Ray had visited with a homeowner, who had attended the June "Drive Around". This homeowner is a road engineer, and he expressed an interest in serving on the Board. Frank had also visited with another homeowner who also expressed an interest in serving on the Board. The Board will ask each of these possible candidates to write up a brief bio of themselves for the upcoming election. The two positions that are open of Frank Charboneau and Andy Phillips are up for reelection and both expressed a desire to serve for another three (3) year term. The Bylaws in Section 1 a. states that the Association is managed by a Board of not less than five (5) or more than seven (7) Directors.

**Irrigation:** Ray met with Julie Spencer at the Bigfork Water and Sewer regarding the billing between July and September of 2024. EBN did not receive a bill during those months and then in November received a bill for \$4190. Ms. Spencer explained that Bigfork Water had problems reading the meters due to computer problems. These were resolved and they sent one bill in October for three months. Total water bills in 2024 were \$5,963. Total water bills in 2023 were \$14,544. The Board thanked Andy and Ray for their work on reducing the money spent on water in 2024 by \$8,581. Andy thought that we could lower this number in 2025 by closely monitoring the watering in the common area called "Nagy Park". Ray and Andy adjusted the sprinklers to 20 minutes at each station. He questioned if there was better use or management of this area. He would like to design a questionnaire and ask the homeowners for their suggestions. There was discussion regarding planting of more trees and shrinking the size of the lawn. Frank said the Board would review this in November and come up with a plan.

Andy discussed the water on the north marquee which costs the HOA \$400 a month for 5 months. This water meter covers the watering of the marquee as well as the roadway all the way to the 11<sup>th</sup> tee box. Prior EBN president wanted to have a green strip all the way to the marquee. There are three (3) stations on the water meter. The first station is just for the marquee. Stations 2 and 3 are for the green grass on the right of way. The Board members discussed whether the watering of the green strip was necessary or should we simply turn down the amount of time to water. After much discussion the Board decided to turn down station three (3). Buggy will monitor this bill and report to the Board via email. The Board will review this at the next Board meeting

**Financials:** Ray provided a handout for the Board regarding the Road Reserve CDs and the Operating Fund CD. Currently EBN has five (5) CDs with a total value of \$232,527. Buggy moved \$30,000 from the Operating Account into the Road Reserve Money Market account. Ray added this money to an existing CD that comes due February 10, 2026. This \$30,000 was for the 2023 Road Reserve contribution that did not get made due to culvert repairs along Bridger Drive. The Board will review the financials in the fall and see if an additional Road Reserve Contribution could be made with excess funds due to the rise in the 2025 dues. Ray met with Rebecca at Stockman's Bank and reconciled the CDs and also sent a copy to Danae. He stated that instead of rolling the interest over with the purchase of a new CD that the interest will go into the Road Reserve Money Market account as this is a better audit trail. Frank thanked Ray for doing an amazing job of monitoring the funds. Ray has a background in banking as a Commercial Loan Examiner and was the Assistant County Examiner in California. The Board appreciates all the time that he has spent getting the statement to show the correct balances. In July 2025 EBN has a CD coming due and he will be working with Danae on securing the best interest rates.

**Roads:** The roads were reviewed during the "Drive Around" in June. The Board is waiting to seek advice from a road engineer. Ray has contacted a company who does a core sample of the roadbed. This company as well as others are a year out in work. They will charge EBN \$30,000 to come and take samples out of Lower Bridger Drive as well as Golden Bear by the construction that is taking place on Eagle Bend Golf Course. The Board is aware that spending \$30,000 on samples seems expensive but has been reassured by the engineers that this will save EBN money in the future as it will give a clear description of what work needs to be done. Derek said the roads are over 30 years old and we do not know how they were constructed when the property was being developed. Lindsay is obtaining a quote from Double Diamond Paving for an overlay.

Lindsay is looking for a new snowplow crew. Last year snow berms were a problem. During heavy snow the driveways get plowed shut making it difficult for homeowners to

remove the berm. The existing snowplow crew could have a contract with individual owners to have them remove the berm if the individual owners are willing to pay the expense. This would be between the homeowner and the snowplow crew. The Board discussed the snow on Colter Loop that needs to be hauled away during heavy snow seasons. In the past the snow was moved to empty lots but now these have been built on so there is nowhere for the snow to be placed. Lindsay questioned if the snow could be dumped onto Nagy Park. She will do some research on this and see what the cost is to have it removed from the subdivision.

**Annual Meeting:** The Board decided to schedule the meeting for August 12 at 10:00 a.m. The meeting will be held at the Eagle Bend Yacht Harbor Clubhouse. The Board will meet at 9:00 a.m. for an Executive meeting.

**Architectural Chairman:** Bill Smith has contacted the contractor who is currently building a home on 116 Golden Bear Drive to review their landscape plan. Bill had noted that the current plan did not have enough trees, and the builder agreed to add two (2) more trees to the exiting plan. The Board questioned if the builder was adhering to the five (5) foot setbacks as detailed in the Architectural Guidelines. Bill said in the future the Architectural Committee will ask the builders to have the lot lines staked to make sure that the 5-foot set back is protected.

Bill had a meeting with homeowner Patricia Lambrecht at 101 Levi Court. Bill is working with Ms. Lambrecht on her new color for the exterior of her home. The Architectural Committee has a number of colors on the “neutral” spectrum on the Sherwin Williams color wheel. Bill will continue to work with her, and she has expressed her plans for having this done in 2025. The Ross’s home on Bridger Drive has begun landscaping their property. Frank will talk with the landscape crew and get an idea as to when the work will be done. He will report back to the Board.

Bill had approved an enclosure to cover the generator on Cougar Loop. The enclosure is designed to match the paint color of the home.

Homeowners who put up dog fences on Whitetail Court were discussed. The Board did not have any knowledge of the owners seeking permission to install a fence. Lindsay will check and see if they had approval and report to the Board. The Architectural Committee has the right to ask them to retroactively apply for permission. The Board has voted in the fall of 2024 to say no more fences. Frank said that in the next “News of the North” EBN homeowners need to be informed that the Board no longer allows pet enclosures of any kind.

**Landscaping.** The new home at 115 Levi Court has failed to complete their landscape project. The area is not being attended to leaving high grass and downed branches. The Board had sent a letter to the homeowner in 2024 asking to have the project completed. The Board agreed to send a letter stating if work is not done by July 15, EBN will begin fining the owner \$100 a day until the project is finished to the Boards satisfaction.

**Guidelines:** Andy has rewritten about Architectural and Landscape Controls. The new controls address the exterior colors of new or existing homes. The color needs to match the surrounding colors and the environment. The existing colors are very vague, and the definition was too broad. The new language for colors is “neutrals” and being more restrictive it will eliminate any questions in the future. The outdoor lighting is now more defined. This change is to protect against lights shining into other people’s properties. The “Controls” ask homeowner to turn off outdoor lighting after midnight. Solar powered lights cannot be turned off, but the “Controls” are stating that outdoor lights be low level and shining down. All hanging lighting fixtures must be turned off at midnight and be night sky compliant. Derek made a motion to approve the New Architectural and Landscape Controls. Ray seconded the motion. Motion carried. The new “Controls” will be sent out to the homeowners and discussed at the August Annual Meeting.

**Transfer Fee:** It has been brought to the attention of the Board that a fee was being applied to a home when it was sold. This was a fee that both the buyer and seller split. Andy made a motion to eliminate this fee. Ray seconded the motion. Motion carried. Lindsay will notify the Title Companies in the Flathead of this change. In the event a fee is mistakenly charged the money will be returned to the individuals.

Maintenance of the landscape along the roadways of property owners. Lindsay will send an email to all homeowners reminding them to please keep the front of their property free from weeds. Many homeowners have rocks that run alongside the roads which are full of weeds.

Lindsay drives through EBN on a weekly basis to check for violations. In the event there is a problem Danae writes a letter to the homeowners. If after a week the problem has not been rectified a second notice is delivered. At this time there is not a fine schedule. Problems that were discussed were golf carts parked outside a home; cars parked on the street overnight; campers parked outside of homes and water vehicles left on decks or stored on the outside of the home. This is addressed in the CC&Rs. The Board agreed that in the winter months they would begin addressing the current CC&Rs and make updated changes. Andy volunteered to Chair the committee.

Steve Zabaro asked if the EBN homeowners could be notified of the upcoming Board meetings. Frank agreed this is a good idea and, in the future, will send out emails to the community letting them know of upcoming meetings. We will be sending out emails to notify people of all board meetings.

Derek made a motion for adjournment. Andy seconded the motion. Meeting adjourned at 10:30 a.m.

Bugsy Yarbrough Recording Secretary