

# EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

## BOARD MEETING

November 4, 2025, 9:30 a.m.

Eagle Bend Yacht Harbor Clubhouse

**Call to Order:** President Frank Charboneau called the meeting to order: Board members in attendance; Ray Thibodeau; Andy Philips; Sorin Juster. Available via ZOOM call was Derek Swank. Also in attendance was Property Manager Lindsay Frietas and Recording Secretary Buggy Yarbrough.

**Election of Officers:** Andy made a motion to keep the current roster of the Eagle Bend Officers the same. This would be Frank Charboneau President; Andy Philips Vice President; Derek Swank Treasurer; Ray Thibodeau Roads; Sorin Juster Roads; and Will Lyons as Member at Large. Derek seconded the motion. The motion carried with unanimous approval.

**Architectural Committee:** Andy made a motion to keep the Architectural Committee the same. On the committee is Bill Smith Chairman, Jim Lambert and Buggy Yarbrough as committee members. Ray seconded the motion. The motion carried with unanimous approval.

**Road Committee:** Ray discussed the proposal from Alpine Geotechnical regarding the drilling of seven (7) borings on the existing roadways and provided a detailed letter from Alpine Geotechnical which outlined their approach to making an accurate assessment of the ground water issues.

Sorin reviewed the proposal from Alpine Geotechnical with the Board. Alpine Geotechnical will conduct a total of seven (7) borings on Lower Bridger Drive and Golden Bear Drive. Sorin discussed the depth of the borings with Alpine Geotechnical, and they determined that they would go down to a depth of 10 feet. They will conduct four (4) borings on Bridger Drive and three (3) on Golden Bear. If they find bedrock before the 10 feet is reached, they stop. Sorin was pleased with the price and felt it was an accurate charge. Sorin moved that the Eagle Bend North Board approve the bid from Alpine Geotechnical for \$10,400. The motion was seconded by Ray.

**Discussion:** The Board asked when the project would be done. Ray said that Alpine Geotechnical had agreed to have this done in December. This type of project must be done before the frost sets in. Also, in the proposal from Alpine Geotechnical was the installation

of two (2) groundwater monitor wells. Sorin was not certain where these two well would sit and will contact Alpine Geotechnical and report back to the Board. Alpine Geotechnical will monitor these, and this will be a contract, but Sorin will check on the terms and pricing of this contract.

Frank called for the vote. The motion carried with unanimous approval.

**2026 Board Meeting Schedule:** March 9th at 9:00 a.m. a ZOOM call for those who cannot meet in person. The Annual Meeting will be held June 29th Monday at 10:00 a.m. and the Executive Session to elect Officers will follow the meeting. June 15th, at 9:00 a.m. to review items for discussion during the 2026 Annual Meeting. No walk around with HOA members in the spring. September 14th, at 9:00 a.m. and November 16th at 9:00.

**CC&Rs:** Andy would like to have the CC&Rs ready for the Board to review over the winter months. Andy said we need to have some legal counsel review. The newly revised CC&Rs will need to go out to the members by May 29<sup>th</sup>, 2026. Andy would like to meet in May and discuss the changes to the existing CC&Rs. These can be voted on at the Annual Meeting on June 29<sup>th</sup>.

**Pet Violations:** The Board discussed some complaints that they had received regarding homeowners who allow their dogs to run on the golf course. There is also a problem with homeowners who allow their dogs while on leashes to urinate on homeowner's properties. The Board agreed this is not acceptable and this needs to be addressed in the News of the North. After the posting of this, if a homeowner is in violation, a letter from Western Mountains will be mailed to the homeowner

**Website:** The Board discussed upgrading the current EBN website. Frank talked with Board member Will Lyon about this. Will has agreed that he can go to Western Mountain office and investigate making necessary changes. Andy talked about getting updates on homeowner's email addresses and phone numbers. One suggestion was to have Danae send out an email to all homeowners and ask them to respond by simply answering yes if they have received the email.

Frank thanked Sorin for being on the Board and taking charge of the Roads within Eagle Bend North. This is our largest expense, and the Board is thankful for his expertise in this area.

Motion to adjourn 10:45

Bugsy Yarbrough Recording Secretary