

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

BOARD MEETING

March 17, 2026, 12:15 p.m.

ZOOM

Call to Order: President Frank Charboneau called the meeting to order at 12:20 p.m. Board members available via ZOOM; Vice President Andy Phillips; Sorin Juster; Ray Thibodeau and Will Lyon. Joining the meeting via ZOOM was Property Manager Lindsay Frietas and Recording Secretary Bugsy Yarbrough.

Approval of the Minutes: Ray made a motion to approve November 4, 2025, minutes as presented. Andy seconded the motion. Motion carried with unanimous approval.

Transfer Fee: Frank led the discussion to consider charging a transfer fee to new home buyers. The Board voted last year to terminate this requirement but currently Western Mountains Property has no way of finding out when a property has sold as Title Companies are not required to release this information. Therefore, EBN does not receive phone numbers, email address or contact information from the new buyers. Andy said the transfer fee in the past was required to be paid by the seller and Lindsay said the fee should be to the responsibility of the buyer. Andy is not opposed to charging the buyer a transfer fee as it should not fall on the seller. Ray made a motion to charge new buyers a \$250 transfer fee. Sorin seconded the motion. Motion carried with unanimous approval.

Treasurer Report: Ray provided the financial report as Board member Derek Swank could not attend the meeting. Ray reported that at the close of 2025 EBN had \$48,000 in checking and \$236,000 in Saving which includes CDs. Ray reminded the Board that the 2025 Road Reserve transfer of \$30,000 had not been done. He also noted that in 2025 EBN had generated \$10,000 in interest. Ray also reported that spending from 2024 to 2025 was up by \$20,000 which he attributed to increase spending in snow removal and the landscaping and water in the large common area on Cougar Loop. and were waiting for the assessment to come in to fund this 10K in interest in 2025. At the beginning of March there were still 15 homeowners who are past due to their yearly assessment for 2026. Late fees were discussed and have a dollar amount that EBN is allowed to assess. The current CC&Rs state that EBN can charge a percentage and not a flat fee. Frank recommended that the Board review this at the June meeting and consider putting in a flat fee for past due amount. The Board reviewed when a lien could be filed and the late charges. Andy noted that in Section 8 of the CC&Rs it states that a homeowner has 30 days to pay their yearly

assessment and after that time interest at the rate of 12% can be charged. After 30 days a lien could be filed against their property and EBN will charge the homeowner a \$25 assessment fee. Andy would like the Board to be more aggressive at charging interest. Frank suggested he would like to write a letter threatening a lien and Andy agreed. The Board discussed the payment for the filing of the lien and Lindsay stated that Western Mountains files the lien and then the cost of the filing goes on the assessment.

Frank and Ray discussed transferring \$30,00- from the General fund to the Road Reserve. Ray will have Stockman's Bank make this transfer.

Roads: Ray Thibodeau Chairman: A bid for \$8800 from Crone Paving to do the crack seal had been received. Ray had asked for competing bids and questioned how many companies do this type of work. Ray noted that we need to have a competing bid as this is one of our major expenses. Lindsay said the other company does not do crack seal and the second company we had a terrible experience and did not complete the job and have a pending lawsuit. Soren suggested we find a way to advertise this and wanted to obtain additional bids. He and Lindsay will work on this together.

Homeowner Sump pump Issues: Sorin has reviewed the standing water that occurred along lower Bridger Drive in November and December. He noted that along the south side of Bridger Drive the culverts are all different sizes and not uniform and have not been hooked together during construction. Sorin and Chris Roberts met and reviewed the standing water, and it was determined that individual homeowners were trying to pump their ground water that was collecting in the basement and tap it into the culverts. The culverts are not designed to allow homeowners to run their ground water through them. Due to the excess water, the culverts cannot be flushed out. This is a homeowner issue and not an HOA expense. All the homeowners are responsible for maintaining and correctly dispersing their ground water. Sorin explained that the general drainage is there and when homes were built the ditches may have been filled in and now the water is not adequately draining. The soil in those areas is sandy, and the water does not filter down but sits and does not drain down

Boring Report: Soren has reviewed the report from the Engineer Firm. To correct the deteriorating road the roadbed will be to be taken down and replaced with granular material. This will be compacted and then two new pipes will be installed and will run adjacent to the pavement, and the water will run down the hill. Then new asphalt will be laid. In addition to this there is a challenge when you take out the portion of the road it will affect eight (8) houses who will not have the ability to drive out of their home. The road would be closed. This will also affect all emergency services. How long would the project take and the cost was discussed. Sorin noted that to determine how much it will cost EBN

would need to hire an engineer and get a bid from contractors then we have a reasonable approach and have an estimate of the cost. The Board agreed that at this time there is not enough money in Road Reserve to pay for this. Soren said the road is not failing at this time and it will start failing when potholes start to form. With maintenance and filling of the cracks, this road could easily last another two (2) to three (3) years at least. During this time, we need to build up the Road Reserve fund.

The problems on the lower Bridger Drive are due to underground springs. The Board would like to get an estimate by June and have a possible time for replacing and building a new road to take place in 2028. Ray will talk with Stockman Bank regarding a loan to pay for the road work. The Board wants to make sure the homeowners are all aware of this upcoming project and the cost. How to fund the project and the need to raise dues was discussed but no clear direction was given as the Board must wait for final costs to come in

Ray made a motion that the Board hire a civil engineer to do their study and noted that it would cost between \$15,000 and \$20,000. Motion was seconded by Sorin. Motion carried with unanimous approval. Sorin noted the EBN also needs to have a construction document with the accurate cost outlined.

Eliminating the lawn at Nagy Park. Ray has been reviewing the expenses of this Common Area in 2025. Last year \$9600 was spent on water and \$10,000 on mowing. Frank agreed that EBN was spending too much money on an area that no one sees. What happens if we do not water and just plant in natural grass and then mow it three (3) times a year. Andy said let's not turn the water on this spring. Ray made a motion to get the cost of taking out the existing grass and then reseed it with natural grass. Soren seconded the motion and motion carried with unanimous approval. Ray will report back to the Board via email.

With nothing more to discuss, the meeting was adjourned at 2:00 p.m.

Next meeting is scheduled for June 15 at 9:00 a.m.

Bugsy Yarbrough Recording Secretary