

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

BOARD MEETING

July 29, 2026, 8:00 a.m.

Bugsy Residence

Call to Order: President Frank called the meeting to order at 8:00 a.m. Board members in attendance were Andy Phillips; Sorin Jester; Derek Swank, and Ray Thibodeau. Available via phone was Dani Steele. Board member Will Lyons was out of town and unavailable.

Two Board members are up for re-election. Andy Phillips has agreed to serve another three-year term. Frank also agreed to run for the Board if no new candidates come forward, but he would prefer another Board member to serve as President. The Board requested that Western Mountains Property Manager email EBN HOA homeowners to ask whether anyone is willing to serve on the Board. Any candidate should provide a brief one-paragraph bio and background summary.

Schedule Annual Meeting: Frank would like the Board to meet two days before the Annual Meeting to review the agenda. The repairs of the roads in EBN will be on the agenda and the Board needs to be prepared for the questions that the homeowners may raise.

Andy and Frank have dealt with an issue regarding Nagy Park and a neighbor who is willing to pay for the repairs to the sprinkler system and pay for the watering of the park. Frank wanted to make sure that the Board members were aware of this and if they agreed to allow the homeowner to pay for this common area. Andy made a motion to allow the homeowner to make the necessary repairs and pay for those repairs and to pay for the watering of Nagy Park. Ray seconded the motion and the motion carried with unanimous approval.

Road Reserve: Ray reported that there is a balance in the Road Reserve of \$270,000 and \$30,000 money will be transferred from the Operating Account for 2025 required payment which will happen in November of 2026. Ray made a motion to approve the transfer of \$30,000 in November 2027 from Operating Account into the Road Reserve Fund. Derek seconded the motion. Motion carried.

Nominating Committee: Ray nominated Andy Philips to head up the Nominating Committee. The Board discussed different homeowners as possible candidates. The Board also wanted to make sure that in the future Lindsay of Western Mountains needs to be present for the Board meeting.

Adjournment at 9:00 a.m.

Bugsy Yarbrough Recording Secretary