

EAGLE BEND NORTH HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

August 26, 2025, 10:00 a.m.

Eagle Bend Yacht Harbor

Call to Order: President Frank Charbaneau called the meeting to order at 10:00 a.m. Board members were introduced; Vice President Andy Phillips; and Road Chairman Ray Thibodeau. Board member Derek Swank was unable to attend.

Quorum: A quorum was established with 31 homeowners present and 16 proxy delivered. A quorum is defined in the CC&Rs as 10% of the 118 lots present either in person or by proxy.

Approval of 2024 Minutes: Jim Sewell made a motion to approve August 7, 2024, minutes as presented. Andy Phillips seconded the motion. Motion carried.

Rewrite of the DRC controls: The new Chairman of the Design Review Committee Bill Smith was introduced. Jim Lambert and Bugsy Yarbrough make up the remaining members of that committee. Andy Phillips had been instrumental in rewriting the new DRC guidelines which are now posted on EBN website. The original DRC guidelines were written in 1993 and over the years have had one rewrite. Last year the Board decided to make improvements to the guidelines and bring them up to date. Over the year we spent time looking at the rules and the Board wanted to make sure the community stays with it same integrity as it has been. Andy asked the homeowners to please review these on the website as it will show the change. Bill Smith is a retired architect, and he gave much thought into defining the exterior paint colors. The landscaping of homes was also more clearly defined in the newly rewritten DRC guidelines. Bill said that in the new guidelines' fences will no longer be allowed to be installed. He also said the big items in the rewrite deal with outdoor lighting that are too bright and shine in neighbor's windows at night.

CC&Rs: Andy Phillips is also spearheading the rewrite of the CC&Rs. The newly approved DRC guidelines were approved by the Board with a unanimous vote of approval and do not need homeowner approval. The rewrite of CC&Rs and bylaws need to be approved by the homeowner. Andy asked for volunteers to help with this rewrite.

Website: The homeowners were asked to please check your email. The email is how the Board and Western Mountains communicate with the owners. The email will come as **info@westernmountains:**. This may be going into your spam so please look for these

emails. Quarterly there is a newsletter that is posted online. Please look at the website and get familiar with where all the news is posted. The Board wants to work with the homeowners and being informed is the best way for this to happen. Homeowners asked who maintains the website. Western Mountain updates the website and maintains it. There was discussion regarding updating the site.

Property Manager: Lindsay Frietas of Western Mountains Properties was introduced, and she gave an introduction of herself. She grew up in Big Timber and is blessed to be here. She learned from previous owner Dave Roberts over the past 18 months. Please give her a call with your concerns. Her business card was distributed on the tables with her cell number and business number.

Roads: Frank said the quality of the roads is very important to the Board. Our increase in dues is to make sure we have funding for the roads. This year there is no increase in the dues. The Board has decided this. Our annual dues are very low, but the Board has determined that we are adequately funded for the year. In the event we need additional money for the road it would require a special assessment.

Board member Ray Thibodeau is the chairman of the roads and he brought the homeowners up to date on what the Board is working on. Ray said that it is not clear that resurfacing the roads is the correct approach to repairing the roads. Homeowners Sorin Juster and Ray are meeting with a Geotechnical and they will walk the roads and tell us what their idea is of what is underneath the road. On lower Bridger there is still standing water after a rain. The area around 217 Bridger the road is buckling and causing people who walk it to be trip. Ray and Sorin are aware of this and that is why the hiring of a geo technician is so important. He will take some core samples and see the quality of the underlining roadbed. We know there is a problem, but we need to know the severity of it. Hiring a geo technical was recommended. Soren is invaluable for this as he is a Civil and Traffic Operations Engineer with 42 years of experience. The homeowners had questions about underground springs and rainwater that do not drain. Ray acknowledged these are all issues that the Geotechnical will be reviewing. Core samples will tell us what has been going on under the surface. The roads were built in 1993, so they have had some years of traffic. The Board will be posting updates on their findings on the website, and this will be our way of keeping the homeowners updated.

Nomination for the Board: Frank Charboneau and Andy Phillips three (3) year terms have expired, and both are willing to rerun for the Board if there are no nominations from the floor. No nominations came forward. Ray made a motion to nominate Andy Phillips for the Board for another three (3) year term. Vote was taken by hand, and he was unanimously

nominated. Andy made a motion to nominate Frank Charboneau for a three (3) year term. The vote was taken by a show of hands, and it was unanimous.

There are two new homeowners who expressed a desire to serve on the Board. Sorin Juster presented a short Bio of his work experience which is an expertise in municipal engineering and traffic engineering. He is of value to be on the Board. Sorin introduced himself and said he is willing to help with the roads and looking forward to serving on the Board. Frank nominated Sorin to serve on the Board for a three (3) year term. Vote was taken by a show of hands, and the vote was unanimous.

The second homeowner who expressed a desire to serve on the Board is William Lyon. He is employed as software developer. He is a graduate of the University of Montana and lives here with his wife Amelia. He brings to the Board some computer experience that will help us update our current systems. Andy said that he has met Will and Amelia, and they are a wonderful addition to the neighborhood. The vote was taken by a show of hands, and he was elected with unanimous approval.

Questions:

A homeowner who lives on a small side street called Badger said that the snowplows often forgot to plow that street. Lindsay said if this happens in the future please call her. Lindsay is meeting with the snow removal owner and will go over the map of the area and she will be sure to tell him about Badger Road. The plowing of snow causes berms within the neighborhood, and it is difficult to shovel out. Can this be eliminated. Frank said this cannot be stopped. The Board has been looking for someone who the homeowners could hire to shovel out their driveways. In the cul-de-sac the snow often gets moved in front of the mailbox. Lindsay said please take a picture of this and she will forward these to the snowplow driver.

Communication with Eagle Bend Golf Club was discussed. Many of the owners would like to have communication regarding work that is being done on the golf course. Frank said the Board will discuss ways to inform the homeowners of new regarding work, repairs and information regarding the ponds.

Is there a written job description for EBN Property Manager. Lindsay said that she gave one to the Board and Frank said he will distribute this list to the homeowners.

The rental issue for homeowners in EBN was discussed. Lindsay will find out what the county states for the terms of rentals. The Board will also be looking at this in the rewrite of the CC&Rs.

Common Area: The common area on Cougar Loop was discussed. Ray gave a brief update of the water issues in that area. The irrigation levels were set in June, and this is what the Board decided would be the appropriate amount of water. However in July someone came and doubled the watering time. No one confesses to doing this but now the water bill doubled in July. Ray and Andy will be putting a lock on the box, and this will prevent someone from tampering with the watering cycle. There was discussion on the reason for the common area, and this dates to 1993 when the subdivision was laid out. At that time all subdivisions were required to have an open space. It cannot be sold or divided into lots.

Speeding: The homeowners complained about the speed and number of cars that travel on Lower Bridger and Golden Bear. How do we get people to slow down. Much of the traffic is from people using the roads to get to Eagle Bend Golf Club and do not use Holt Drive. Ray suggested we can block Golden Bear at the top and still give access to the Fire Department and sheriff's department. This may save EBN money on road repairs. A motion was made to move forward with blocking the road. Frank said we need to wait and get more information regarding what this would involve before a vote can be made. The Board will be looking at this possibility and will keep the members informed.

Jim Sewell moved for adjournment at 11:45 a.m.

Bugsy Yarbrough Recording Secretary