

Eagle Bend North Homeowners Association

Special Meeting of the Board

September 28th, 2026 at 9:00 a.m.

Glacier Bank

Quick recap

The board meeting was called to order at 9:11 a.m. Board members in attendance were Nancy Sartor, Andy Phillips, Derek Swank and Will Lyons (via Zoom). The board meeting focused on addressing governance issues and the recent ballot regarding road improvements. The board discussed problems with how the ballot was handled, including lack of proper authorization, ambiguous ballot language, confusing instructions (how votes of members with multiple lots would be counted and where to send the mail in ballots), and uncertainty whether member contact information was fully updated. For these reasons, the board voted to rescind the current ballot. The board established new governance processes including requiring board decisions in open meetings, limiting use of executive sessions, and setting regular meeting schedules for 2026-2027. The board chartered several committees including a Road Committee to address lower Bridger Drive and Golden Bear road issues, a Green Space Committee for Nagy Park and marquees, a Bylaws and CC&R Review Committee, and a Financial Audit Committee. Key discussions centered around the condition of roads, particularly lower Bridger Drive, and the potential closure of Golden Bear road due to traffic concerns, with some members expressing concerns about the process and calling for a five-year plan.

Actions:

Andy

- Serve as the board liaison for the newly chartered Roads Committee

Lindsay

- Send out an email to the updated homeowner list rescinding the current ballot and explaining the board's decision.
- Update and send out the password for the homeowner roster and financials section of the website.

Nancy

- Draft formal governance processes based on the discussion and bring it to the next board meeting (November 10th) for review.

Collaboration – Decisions / Open Actions

- Board Decision: Set the board meeting schedule for the upcoming year (second Tuesday of November, February, April, and June, at 9:00 a.m., with the General Meeting on August 10th). Board Meeting Dates: November 10, 2026, February 9th, 2027, April 13th, 2027, June 8th 2027. The Location is TBD, Zoom link will be available. Andy made the motion to accept the 2026/2027 Board Meetings, Derek Seconded the motion, vote passed unanimously.
- Board – Open Action: Consider and discuss increasing the number of board members at the November board meeting.
- Board Decision: Charter Road Committee with the following draft charter: Review the Alpine report, Civil Solutions drawings, and consider other options for road repairs, including drainage issues. Development of 5-year capital expenditure plan. Andy made the motion to charter the Road Committee, Derek Seconded the motion, vote passed unanimously.
- Board Decision: Charter Green Space Committee with the following draft charter: Develop cost effective solutions for maintaining Nagy Park and the marquees. Andy made the motion to charter the Green Space Committee, Derek Seconded the motion, vote passed unanimously.
- Board Decision: Charter Bylaws & CC&R Review Committee with the following draft charter: Review the 2011 bylaws and CC&Rs to recommend updates incorporating HOA best practices and Montana law. Andy made the motion to charter the Bylaws & CC&R Review Committee, Derek Seconded the motion, vote passed unanimously.
- Board Decision: Charter Financial Audit Committee with the following draft charter: Conduct a financial audit of the HOA's processes and statements. Andy made the motion to charter the Financial Audit Committee, Derek Seconded the motion, vote passed unanimously.
- Board - Open Action: Investigate alternative venues (e.g., John Paul II Church, Bethany Lutheran) for the annual general meeting due to parking and accessibility concerns.

Summary

Board Meeting Process Overview

Nancy Sartor, Board Member, opened a board meeting being held both in person and on Zoom, explaining the meeting process including agenda items, public comments, and voting procedures. She announced that the meeting would use AI to create minutes more

quickly and introduced the agenda topics which included discussing the recent ballot authorization process, establishing good governance practices, and setting up board meetings and committees for the upcoming year.

The meeting also addressed recent resignations, including Soren Juster as president and Frank Charbonneau, leaving the board with four current members and a need to fill the president position.

Road Improvement Ballot Rescission

The meeting focused on discussing a problematic ballot regarding road improvements that had been sent to homeowners. Only 25 out of 118 ballots had been returned as of September 28, with participants expressing concerns about the flawed process, including confusion over the ballot's wording and lack of proper information sharing before the vote. The board decided to rescind the current ballot and start over with a more thorough and participative approach, including forming a road committee. Andy made a motion to rescind the road improvement ballot. Derek seconded the motion. The vote passed unanimously. Lindsay was tasked to communicate the decision to rescind the ballot to HOA homeowners.

Governance Process Improvements

The board discussed implementing improved governance processes, including conducting decision-making in open board meetings, using executive sessions sparingly, publishing meeting agendas in advance, and leveraging zoom recordings to produce meeting minutes. Meeting minutes will be available within 14 days. The board also agreed to update their bylaws, publish financial information on the website (protected by password), and make the membership roster more accessible with a stronger password system. The board agreed to create new governance processes and set regular meeting dates for the upcoming year. Andy made a motion to accept the new governance processes. Derek seconded the motion. The motion passed unanimously. They voted to hold board meetings on the second Tuesday of November, February, April, and June, with a general meeting in August. The exact locations will be confirmed.

Board Committee Structure and Updates

The board chartered four committees: Road Committee, Green Space Committee, Bylaws and CC&R Review Committee, and Financial Audit Committee. The Road Committee will focus on lower Bridger Drive, Golden Bear, and ongoing maintenance, with Andy Phillips serving as board liaison. Ray Thibodeau provided extensive background on the Golden Bear road closure proposal, explaining his research into legal requirements and the community's support, though the initiative was removed from the September agenda. The

board also discussed the need to expand from five to six board members, with interested parties asked to contact board members before the November meeting.

Newly Formed Committees and Committee Members

Roads Committee: Tom Draney, Jerry Johnson, Lisa Kinnison, Rod MacLaine, Steve Molen, Steve Scott, Dana Severy, Jim Sewell, Len Stigliano, Andy Phillips (Board Liaison)

Green Space Committee: Steve Armstrong, Verlon Edwards, Mickey Sogard, Dani Steele, Nancy Sartor (Board Liaison)

CCR/Bylaws Committee: Steve Armstrong, Linda Kidd, Andy Phillips, Nancy Sartor, Richard Sartor, Dana Severy

Financial Audit Committee: Andy Phillips, Richard Sartor, Len Stigliano, Kristi Yanover, Derek Swank (Board Member Liaison)

(other volunteers are welcome to reach out to Board Member, Nancy Sartor).

Adjournment: Board meeting was adjourned at 10:30 a.m.

Zoom Attendees: Mike Watton (External), Tom Draney (External), Jim Sewell (External), identity unknown, Brant (External), GB07 - Bigfork Conference Room (External), Jeff O'Brian (External), will valentine (External), identity unknown, Lisa Phillips (External), William Lyon (External), Patricia Ross (External)

In Person Attendees: Many members attended in person. An attendance roster was not provided for sign in.

Minutes approved by the Board via email on 10/05/2026.