Eagle Bend North Homeowners' Association

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BOARD OF DIRECTORS MEETING

Thursday October 6, 2011

Western Mountains Property Management Conference Room 9:00 a.m.

Call to order and establish a quorum - the meeting was called to order at 9:00 a.m. Board members present were President, Barb Henry; Vice President, Myron Achenbach; Treasurer, Vince Taylor; Secretary, Bugsy Yarbrough; John Horning and Lloyd Ross. Also present was David Roberts from Western Mountain Property management.

President's Message: Barbara Henry

A. Thanking the Board Members for attending this quarterly meeting.
B. **Guests in attendance:**

   Leanne Fales, secretary for the Golden Bear Townhomes Association, and Linda Kidd had asked to attend the quarterly meeting to represent the Golden Bear Townhomes. Ms Fales explained to the Board that at the last townhome meeting they had discussed the homeowner's dues that they pay to Eagle Bend North. They are concerned that their lot sizes were smaller than the average Eagle Bend North lots and they would like to request that they pay a reduced portion due to the size of their lots. Vince Taylor explained to the Townhome representatives that Eagle Bend North has always opened its doors and invited all homeowners to all board meetings. We also have tried in the past to incorporate property owners in the Golden Bear Townhomes to become Eagle Bend North Board members, so having some representation from the Townhomes was very welcomed and we hoped this could continue in the future. Vince went on to explain

how our yearly dues were distributed. One area that we have had to improve was the drainage problem along Colter Loop and Golden Bear Drive. We had also made improvements to the sprinkler system and planted some trees in one section of the Townhomes. We have had one rate increase in the last 8 years and that was only an increase of $12.00 a year. The Eagle Bend North Board continues to try and keep expenses down and yet maintain the grounds and roads. Lloyd Ross stated that there will be some maintenance to the roads which will include Colter Loop this Fall. The $396.00 yearly dues that we pay are basically for the maintenance of the roads throughout the entire subdivision. This maintenance includes the snowplowing and sanding of all roads. The second expense is the landscape, which includes the marquees and the mowing of all common areas. The Nagy Park is one of the common areas that we maintain and it is open for everyone's use. It has been a practice that we continue to have a reserve fund. This fund has been set up to maintain a reserve for a large expenditure. The Board has felt that we should always keep this fund to help minimize a large assessment if major maintenance is needed in the future. We encouraged Golden Bear Townhomes to give us a proposal of what they would like to see in a reduced fee. Both Ms. Fales and Ms. Kidd said they would go back to their Board and bring us a proposal at Eagle Bend North's next meeting.

Treasurer's Report: Vince Taylor Committee Chair;

The Financial Statements for year to date were discussed. Vince felt we were on budget for the year 2011. Assets as of September 30, 2011, are $98,592.60. We currently have $728.81 in checking and $27,008.98 in savings. In our reserve road fund we now have $61,663.00. Our surplus for the 2011 year will be approximately $9000.00 and this will go into the reserve for the Road fund.

Committee Reports:

A. **Architectural**: Carl Henry Committee Chair; not present. Barbara Henry read a report from the committee. There is currently one new house plan for lot 35. Carl is waiting for a drainage plan which is required before the architectural committee can give its approval. The committee has approved landscape and outdoor lighting at Derek Swank's residence.

B. **Landscape**: Bugsy Yarbrough Committee Chair: 'Get On It Lawn Care' has been responsible for the mowing and flowers this year. No real complaints just would like a few more grasses on the marquees next year. Many homeowners have expressed their appreciation for our continued effort to always have a wonderful display of flowers.

C. **Roads/Signs**: Lloyd Ross Committee Chair: Dave Roberts and Lloyd met with Crone's Pro Seal regarding routing and sealing of the cracks in the roadways. The bid came in at $2850.00 to make the necessary repairs throughout the subdivision. The previous routing that we had done two years ago has continued to hold and this bid is for new cracks that have developed over the last two years. The Board unanimously approved this bid and Lloyd said this could be done this Fall if our weather continues to hold.

D. **Governing Documents**: Myron Achenbach Chair and Barbara Henry co-chair: This project started in 2009 and was competed in 2011. Fees paid to our attorney, $2627.30 and the recording fees were $742.00, for a total of $3369.30. These charges cover both the CC&R's and the Bylaws.

Old Business:

A. **Letter to homeowner regarding the painting or staining on their home:** Dave will be mailing out letters to homeowners who homes need to be painted or stained.

B. **Snow Removal:** Bigfork Earth Movers has been awarded the contract for the 2011-2012 year. Dave will ask the snow removers not to plow in the shoveled driveways.

New Business:

A. **Update Address Book:** Myron and Dave have begun updating our address book for Eagle Bend North. If all homeowners would please check their address on the website and see if their information is correct. Please check

and be sure we have your correct telephone number, as we have found many of these have changed. We also would like to have the homeowners send us an updated email address. The Board decided not to print a new address book but to continue maintaining the address information current on our web site. When the statement for the 2012 homeowners dues are mailed out in January we will send out written instructions to help guide homeowners to obtain access to the Eagle Bend North website. At that time we will also give homeowners an option that will allow them to ask for a hard copy of all addresses and phone numbers of Eagle Bend North homeowners.

Next Board Meeting: December 8, 2011 at 9:00a.m. at Western Mountains Property

Adjournment at 10:40 a.m.