

Eagle Bend North Homeowners Association

PO Box 9365 Kalispell, MT. 59904 (406) 257-1302

BOARD OF DIRECTORS MEETING

Tuesday March 31, 2009

Western Mountains Property Management Conference Room 9:00 AM

I. Call to order and establish a quorum - the meeting was called to order at 9:00 AM. Board members present were President, Barb Henry; Secretary, Bugsy Yarbrough and Tim Ryan. Vice President, Myron Achenbach and Treasurer, Vince Taylor and Board members John Horning and Ron Cofer participated via conference call. Also present was Architectural Committee chair, Carl Henry and David Roberts from Western Mountain Property management. Invited guests were Tom Ask from Eagle Bend Golf Course and Dennis Yarbrough, an Eagle Bend North Homeowner.

II. Special **guest Tom Ask was** presented a gift certificate thanking him for his continued work on behalf of the Eagle Bend North Homeowners and his improvements on the golf course. Fencing on the golf course has been completed and since Don Taylor donated the cable for fence, the cost was considerably less than expected.

III. **Approval of minutes of November 13, 2008 Board meeting** - upon motion and second the Board unanimously approved the minutes.

IV. **President's Message** - thanking Vince Taylor for his help during the transition to David Roberts at Mountain Properties. Bugsy Yarbrough is going to be Secretary and will be taking minutes during the meetings.

The Board decided to mail a letter to all Eagle Bend North homeowners with instructions on how to access our web site. All minutes will be posted on the web page along with dates and times of the next Board meetings. The Web site will

remain the same: Eagle Bend North and the password is: golf. We will also be asking homeowners to give us their email addresses so they can receive the minutes directly to their email in the future.

Dennis Yarbrough presented some history on the lift station located on Levi Court. The Eagle Bend North Homeowners' Association is responsible for the maintenance of the lift station. Dave Roberts suggested we have a semiannual inspection. Dave is familiar with lift stations and he has contacts that do the work with his other subdivisions. A motion was passed for Dave to get a dollar figure for our budget.

V. Treasurer's Report - A certified letter will be sent to all homeowners who have unpaid assessments as of 4-1-09. The assessments need to be paid by 4-30-09 or a lien will be filed. A motion to this effect was made, seconded and unanimously approved. In addition, a motion to move a forfeited \$1500 from the architectural account into the general fund was made, seconded and also unanimously approved.

VI. Committee Reports:

- a. Architectural** – Committee chair Carl Henry provided a report. Tim Ryan and Terry Hansen met with Carl and developed some minor clarifications in our present landscape guidelines.
- b. Landscape** – Committee Chair, Buggy Yarbrough, discussed bids for landscape maintenance of the marquees and common areas. Upon motion and second, the Board approved to hire Boomin' Flo to perform the landscape work on the marquees and common areas in 2009.
- c. Road** – Committee Chair, Tim Ryan; Tim and David Hilde have been examining all the roads in Eagle Bend North. Upon Tim's recommendation The Board decided that we need to have a road contractor to give us an estimate on repairing the cracks. The Board also wants to look into metal speed signs that would be more maintenance free. Tim Ryan pointed out that many of our wooden signs are in need of repair.

VII. Governing Documents – Barbara Henry chairman – The Committee requested permission of the Board to visit the homeowners' attorney, Ed Nolde making sure all of the legal requirements are met before the letter requesting a change in the CCR amendment procedures goes to the membership. Approval was granted.

VIII. Old Business

- a. **Speed limit sign – Golden Bear** A new speed limit sign will be put on Golden Bear upon entering Eagle Bend North after crossing Holt Drive
- b. **Trees on corner of Holt and Golden Bear** - David Roberts will call county to trim trees on Holt.

IX. New Business

- a. **Fire Hydrant Locations** - recommended purchasing flags so we can locate fire hydrants in a large snow season. Motion made, seconded and unanimously approved to purchase flags to mark the hydrants.

X. Other Business

- a. **Web site discussion – David Roberts explained** our web site. All Eagle Bend North information is listed and Dave will be maintaining this site and update all information.
- b. **Deer Situation** Barbara Henry has talked with Warden Chuck Bartos at Fish and Wildlife regarding our growing deer population. Warden Chuck says the number one problem is Homeowners who feed the deer. Many are giving the deer grains and bird seed which are hard on the deer's digestive system as it is high in protein. We would like to strongly urge residence not to feed the deer as population is growing and the growing numbers choose to feed on our homeowners landscaping.

XI. Next Board meeting – June 11, 2009 9:00 at Eagle Bend Clubhouse.

XII. Adjournment