

Eagles Nest Property Homeowners Association

P.O. Box 24419, Silverthorne, CO 80498

MINUTES: Annual Meeting Monday, April 22, 2013

BOARD MEMBERS PRESENT: George Resseguie (GR), Joanna Hopkins (JH), Nancy Keltner (NK), Brian Moriarty (BM), John Taylor (JT)

PROXIES: Peter Foley (PF) BM, Cherylee (Pinki) Faux (CF) JH

ALSO ATTENDING: John Alquist (JA) and Stuart Richardson (SR) of Eagles Management Services, the ENPHA Management Company; Barbara Campbell, DRC Representative; and Dick Bochan, outgoing Secretary, until the minutes were approved.

CALL TO ORDER: The meeting was called to order at 3:58 pm by BM.

MINUTES: ***GR moved that the Minutes of the April 11, 2013, Special Board Meeting be approved. JH seconded and the Board unanimously approved.***

BOARD POSITIONS: The Board approved the following assignments for 2013: President, George Resseguie; Vice President, Peter Foley; Secretary, Nancy Keltner; Treasurer, Joanna Hopkins; Environment, Brian Moriarty; Facilities, John Taylor; DRC, Cherylee Faux.

MEMBERSHIP MEETING: It was agreed that the proxy forms need to be redone and clarified. PF will lead. Any comments from the audience should state name and property number.

BYLAWS AND ARTICLES: It was agreed that both need review / updating. PF will lead.

PROJECTS: Agendas will now include a section on Special Projects (those included in the budget) and Developments (such as Silver Trout and Fox Crossing, two proposed projects near the Ponds).

ENVIRONMENT: There will be regular reports on dead tree removal, tree spraying and fire emergency procedures.

TREASURERS REPORT (attached):

1. DUES: Most dues have been collected, with thirteen properties still outstanding. We will ask SubAssociation Presidents to help with collections (a successful approach in 2012). The next past due letters (end of April) will include a \$50 late fee to be borne by the property owners.

2. DRC: The DRC account indicated a \$14,000 balance projected for the end of April. There will be a DRC Report given at all Board Meetings.

3. CASH RESERVES AND BALANCES: Plans are in place to review both. GR, JH and SR will handle (third quarter).

SNOWSHOE EVENT: The Snowshoe event had a cost overrun. **BM moved the budget be increased by \$87 to compensate the organizers. JT seconded and the Board unanimously approved.**

ENTRANCE PROJECT: JH reported that due to mismeasurements on the new stone wall at the South Golden Eagle Entrance, the mason's costs have increased by \$800. **JT moved to increase the budget by \$800. BM seconded and the Board unanimously approved.**

MANAGERS REPORT (attached):

1. SR reported there is uncertainty about the ownership of a 300 foot by 10 foot strip of land bordering the forest service land. It may be ours from a quickclaim deed but he will investigate.
2. A new bird infestation in the Pavilion is being studied.

CONTRACTS (attached): A listing of current contracts and account owners / ENPHA signatories was discussed.

ADJOURNMENT: The meeting was adjourned at 6 pm.

The next regular Board Meeting will be Thursday, May 9, 2013, at 4 pm.

Respectfully submitted,
Nancy Keltner, Secretary

April 2013 Managers Report
Stuart Richardson
262-9024

Community Center

During March the Community Center was used for seven events. Throughout the cold stretches I visited the Center during all cold spells to ensure proper heater operations and cleared the sidewalks and steps as necessary. I continued with spring cleaning and steam mopped both the hardwood and slate floors and vacuumed the center.

Open Spaces and Trails

I drove the streets to identify dead and leaning trees which posed a hazard to the roads and sidewalks. The survey indicated no immediate problems. A resurvey will be conducted when the leaves are on the trees. For the Annual meeting I posted Meeting Signs at all Entrances.

Golden Eagle Entrance

Continued to support Board Members in the planning and negotiations for the relandscaping of the South Golden Eagle Entrance.

Annual Meeting

I assisted in the setup coordination and tear down of the annual meeting. At the meeting I presented the status of our open spaces and the Community Center report of usage and maintenance.

and mitigation

Center Meetings

March	5	Design Review Meeting
	6	Ranch HOA meeting
	10	Private Party
	12	HOA Meeting free
	14	HOA Board Meeting
	24	FOLBR meeting
	30	Private Party

ENPHA
SERVICES CONTRACTS
2013

		ACCOUNT OWNER/ SIGNATORY***
SERVICES CONTRACTED* **	CONTRACTOR	
<u>ADMINISTRATIVE</u>		
Bookkeeping Services	Someday Enterprises	Treasurer
Compliance	EN Management Services	President
Property Management	EN Management Services	Facilities
Legal Services	TBD	Vice President
<u>ENTRANCES</u>		
Landscaping Project (2013)	Neils Lunceford	Facilities
Masonry Contract for S. Entrance (2013)	Alpen Masons, Inc.	Facilities
Trees & Flowers/Beds Maintenance	TBD	Facilities
Irrigation Maintenance	TBD	Facilities
Turf Mowing and Maintenance	The Raven	Facilities
Holiday Lighting	The Raven	Facilities
<u>COMMUNITY CENTER AND COMMON AREAS</u>		
Trees & Flowers/Beds Maintenance	The Raven	Facilities
Irrigation Maintenance	The Raven	Facilities
Turf Mowing and Maintenance	The Raven	Facilities
Snow Removal	The Raven	Facilities
Building or Pavilion Maintenance	TBD	Facilities
Tree Spraying/Fertilization	TBD	Environmental
Noxious Weed Treatment	TBD	Environmental
<u>DESIGN REVIEW COMMITTEE</u>		
DRC Architect Consulting Services	BHH Partners	DRC Chair
<u>NOTES</u>		
*Contracts will be negotiated by the Account Owner and approved by the Board.		
**Originals of the contracts will be held by the Vice President.		
***All contracts will be reviewed by the Vice President before being signed by the Account Owner.		

ENPHA
2013 DUES COLLECTIONS
STATUS @ MAY 9

Property Owner (as of Apr 22)	Address	Status	Sub Assoc.	Next Steps
Renner	130 Middle Park Ct.	Paid		
Skillern	1756 Falcon Drive			George R. t
Clark	301 Raven Golf Lane	Paid		
Dunn	1730 Red Hawk Rd.			Under contr
Heinz	2060 Currant Way			Says he ha
Anderson	36 Glen Place	Paid		
Grosskopf	275 Golden Eagle	Paid		
Issacs	344 Kestrel	Paid		
Jones	302 Kestrel		Hideaway	No respons
Louden	1819 Falcon Dr.			"Check's in
Ottis	164 Allegra Lane			Live out of t
Paz de Araujo	150 Allegra Lane	Paid		
Standridge	1815 Golden Eagle			No respons
Added in May				
Jones	2916 Osprey		Osprey Res.	Billed incorr
Neslund	2906 Osprey	Paid		
Total Properties -- 15				
Total Outstanding -- 8				
Possibly paid -- 2				
Properties under contract -- 1				
Properties that have not responded -- 3				

2013 South Entrance Maintenance					
Acct:	2013 Approved Building & Grounds Budget:	Budget	Raven	Vendor Summary:(Raven Turf,)(Neils & Description	
5150	Mowing & Maintenance	\$2,700	\$525	Spring Clean- up	
			\$2,200	Mow 4 times / month	
			\$100	Edging 1 time curb & sidewalk	?
			\$425	Aerationn of Turf spring- lv. Plugs	
	Maintenance- Lawn & Turf incl. fertilizing	\$1,125			?
	Maintenance- Beds Shrubs & Trees	\$3,425	\$400	Trim around trees & flower beds	
	Fertilize trees- Deep Root feed	\$850		Bids solicited Preventative Tree & Alp	
5160	Irrigation Maintenance	\$1,325	\$1,325	Start up blow out & repairs (parts & labor extra)	
	Subtotal Budget	\$9,425			
	Subtotal Actual	\$8,325	\$4,975		
	Actual (O)/ U Budget	\$1,100			
	2013 Other Approved		\$ Status	Status as of 5/03/13	
	Landscape Improvements	\$60,000	P	Joanna to impliment and provide curren	
5180	Trees & Flowers	\$4,000		open	
5182	Holiday Lighting	\$2,000		October to finalize	

Other	Replace Irrigation System	\$15,000	P		Deferred to 2014	
	Hook- up to Raven Water	\$2,500	P		Cancelled- Water Commissioner decline	
	Totals	\$102,350				
5/3/13 j.f.t.						
2013 Community Center Grounds Maintenance						
Acct:	2013 Approved Building & Grounds Budget:	Budget		Raven	Description	
5310	Mowing and Grounds	\$1,600		\$350	Spring Clean up	
				\$850	Mow & Trim 4x / month	
				\$400	Fertilize lawn & plants x2	
					(weed treatment)	?
5311	Irrigation repair / maintenance	\$600		\$600	Start- up and blow out	
	Subtotal Budget	\$2,200		\$2,200		
	Subtotal Actual	\$2,200				
	Actual (O)/ U Budget	\$0				
	Other Building @ Grounds				Status as of 5/03/13	
5300	Dumpster Rental	\$1,125			On going dependent on usage	
5340	Snow Removal	\$1,750		\$1,500	To be firmed up in Fall 2013	
5350	Architectural Plan/ Structural Eng. Plan	\$4,000	P		Targeted to proceed 7/2013	
5350	Drainage Project	\$5,000	P	\$4,600	Rick Emerine G. C. Weather dependent	

	5360	Improvements Exterior	\$500			Touch up painting– June/ July 2013	
	5370	Pavilion Maintenance	1,000			Re– seal/ paint concrete wall, ck. Concre	
	5430	Tree spraying/ deep root feeding	1,600			Request for bids are in process– target	
	5450	Tree Replant	1,000			Replace spruce along parking lot– Target	
	5/3/13	j.f.t.					
		Totals	\$20,375				

Lunceford N.L.)	
<u>N.L.</u>	
\$250	Fertilize grass X2
\$150	Spray Broadleaf 1 time
\$1,275	Mulch Beds approx. 15 yds
\$400	Fall Clean- up
\$250	Spray for Weeds in Beds x2
\$875	Plant Annuals
\$150	Fertilize x2 during season
ine Tree	
\$3,350	
t status	

ete cracks	
et May for decision	
et June	