

Eagles Nest Property Homeowners Association

P. O. Box 24419, Silverthorne, CO 80498

Minutes, Regular Board Meeting

Thursday, September 12, 2013

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

PROXIES: Cherylee (Pinki) Faux to GR

ALSO ATTENDING: Linda St. John and Barbara Campbell, DRC Representatives. Stuart Richardson (SR) and John Alquist (JA) of Eagles Management.

MINUTES: *PF moved that the Minutes of the August 8, 2013, Board Meeting be approved. JT seconded and the Board unanimously approved. GR moved that the Minutes of the August 22, 2013 Special Board Meeting be approved. JT seconded and the Board unanimously approved. PF moved that the verbiage of the website segment of the June 13, 2013, Minutes be amended per the attached proposal. BM seconded and the Board unanimously approved.*

BUILDING AND GROUNDS: JT, Reports Attached

JT moved that the Board approve \$4975 per a bid from Neils Lunsford to reconfigure the irrigation to bring the north and south sides of the South Golden Eagle Entrance to fully operative as outlined in the 2013 upgrade in the August 8 Minutes. PF seconded and the Board unanimously approved. JT moved to approve \$800 for upgrades to connect the irrigation on the north and south sides of the center island of the SGEE. PF seconded and the Board unanimously approved. PF will review.

DEVELOPMENTS: Silver Trout, Report Attached

ENVIRONMENT: BM

Nine properties, all empty lots, have trees which must come down. They will be notified.

MANAGER: Report Attached

The question remains if SR is a Property Manager. If he is then he needs to be licensed.

COMPLIANCE: Report Attached.

WEBSITE: Has been updated.

DRC: *PF moved the Board move into Executive Session to discuss a legal matter. BM seconded and the Board unanimously approved.* All non Board Members left the room. *BM moved that the Board come out of Executive Session. JH seconded and the Board unanimously approved.*

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The Board considered the statements made by Mr. Marmins and Mr. Goodman (as well as documents identified by Mr. Marmins) at the August 22, 2013, Board Meeting along with information The Board has obtained from any other source.

By a unanimous vote (with NK abstaining because she did not attend the August 22, 2013, Board Meeting) the Board made the following determinations:

1. The Marmins' house, as constructed, was not built in accordance with the plans approved by the Design Committee regarding: (a) the finish color of the exterior wood siding; (b) the trim around the exterior windows; and (c) the species of wood used for the exterior wood siding (collectively "Items of Non-Compliance). For purposes of these determinations only, the Items of Non-Compliance are equivalent to violations under By-Law 15.2; and
2. Tom and Darlena Marmins, as owners of the house, should be held responsible for these violations.

PF moved that the \$5000 withdrawn from the Compliance Deposit posted by the Marmins be used to reimburse the Design Review Committee and the Association for attorney fees incurred as a result of the Items of Non-Compliance, and that the Treasurer should make the determination, after reviewing the bills from outside counsel, as to what legal fees are attributable to the Items of Non-Compliance before reimbursing the Design Review Committee and The Association for such incurred fees. GR seconded the motion and the Board unanimously approved.

FINANCIAL: JH Statements Attached. We will have a new budget next month. As approved by the Board at the August 22, 2013, meeting, \$13,116.35 was moved from the legal reserve account to the legal operating account.

ADJOURNMENT: The meeting was adjourned by GR.

Respectfully submitted,
Nancy Keltner
Secretary

September 2013 Managers Report Stuart Richardson 262-9024

Community Center

During August the Community Center was used for 15 events

I continued with maintaining cleaning and restocking the Center as necessary. For the grounds I weed sprayed an area which we own but I thought was Raven property. It contained large amounts of chamomile and Toad Flax. It is now well under weed control. A contractor installed the bird barriers and painted the front pavilion trim. I washed The pavilion floor in preparation for the many social events held in August. I attended several events at the Community Center and spoke to many guests who raved about the Center and what a great amenity it was for the Eagles Nest Community. I attended a walk about meeting at the Center with several Board Members to review improvements which would be put in next years budget. These items will be approved in the Budget process.

Open Spaces and Trails

I continued spraying certain open spaces. I walked two open spaces with our tree removal contractor and we removed 4 trees in the Arnica Open Space and two in the Ranch Open Space. The two trees in the Ranch Open Space had the potential of falling on nearby residences so I had them removed.

Golden Eagle Entrance

The Golden Eagle entrance and the maintenance of the irrigation system took a lot of coordination during August. With the irrigation system on manual and automatic and by the grace of plentiful rain the lawns and gardens are now coming on. The question of over watering the gardens is still an open discussion and should be related when the modifications to the irrigation system are implemented. I attended several meetings in discussions for the modified system. This contract will be brought before the Board. I trimmed several bushes and trees to bring the area into a more finished look.

With the reconstruction of Golden Eagle I have been involved in the design for adding an additional water,electrical and irrigation wire beneath Golden Eagle. This effort will be discussed at the September Board Meeting.

August Center Meetings

- 2 private party
- 3 private party
- 4 private party
- 6 DRC Meeting

8 HOA Board Meeting
9 private party
10 Fox Valley HOA Meeting, private party
14 Ranch HOA Party
16 civic meeting/party
18 civic group party
21 Ranch HOA picnic
22 civic group meeting
23 private party
28 Ranch HOA Picnic

September Compliance

The single open issue from the August Report was resolved by removal of a boat and trailer as promised.

311 Red Hawk Circle Pick up RV

143 Blue Grouse Pop up trailer

106 Allegra Ln Large Truck

121 Blue Grouse Trailer

1695 Red Hawk Circle Camping trailer

Tree survey with Brian