

Eagles Nest Property Homeowners Association

P. O. Box 24419, Silverthorne, CO 80498

Minutes, Regular Board Meeting

Thursday, May 9, 2013

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

PROXIES: Peter Foley (PF) BM

ALSO ATTENDING: John Alquist (JA) and Stuart Richardson (SR) of Eagles Management Services, the ENPHA Management Company; Rich Waterman (RW), website manager

CALL TO ORDER: The meeting was called to order at 4:00 pm by GR.

BOARD BOOKS: GR presented each member with a notebook with dividers for organizing the paperwork associated with the work of the Board.

MINUTES: ***JH moved that the April 22, 2013, minutes be approved. JT seconded and the Board unanimously approved.***

E-MOTIONS (GR) Going forward, all E-Motions will need to be ratified at the next Board Meeting. This is per an attorney from HindmanSanchez who specializes in HOA related Board responsibilities; he made a presentation at the Wildernd Management "Boot Camp for HOA Board Members" held recently.

PROJECTS: (report is attached)

South Entrance (JH)

1. Attended and presented before DRC. Anticipating approval.
2. Contracts for landscape improvements, irrigation modification and masonry and lighting have been finalized.
3. Coordinating with Dick Bochan on letter removal from the walls.
4. Waiting for weather to cooperate to begin pedestal construction.
5. Overall project should be completed by the end of June.

Community Center (JT)

1. Drainage project will begin as soon as weather is okay.

FACILITIES: (JT) report is attached)

1. Discussed maintenance budgets S Entrance and Community Center; no issues.
2. JT got two bids for tree spraying and deep root feeding. ***JT moved we accept the \$1400 bid from Preventative Tree Service. BM seconded and the Board unanimously approved.***

3. There was discussion of the Town of Silverthorne (Town)-owned traffic circles in Eagles Nest which have been neglected. If the immediate neighbors are willing to organize and finance improvements, ENPHA may provide assistance. JT and NK will coordinate with the town.

ENVIRONMENT: (BM)

1. Most trails are not yet walkable. The bridge that was reconstructed last year is in good shape and another bridge on the same trail will be reconstructed this year.
2. For health reasons, Jim Beltzer may not be able to coordinate the weed mitigation project this year; BM and SR will assist as needed.
3. Bill Linfield (Town) will provide a License Agreement and a Letter of Understanding regarding snow removal and storage at the S Entrance.

DEVELOPMENTS: (GR)

1. No updated plans have been filed with the Town by Silver Trout or Fox Crossing. GR will meet with the Town to ensure that letters requesting comments reach ENPHA.
2. The EXCEL Substation project will begin this summer. It will take 2500 truckloads to remove 60,000 cubic, and the trucks will utilize Bald Eagle Road (through the Ponds). We will need to work with the Town to minimize impacts to ENPHA property owners.

BYLAWS AND ARTICLES: PF will lead committee to update. GR and BM will help with general update. CF will help with DRC issues.

FINANCIAL, DUES COLLECTION: Of 782 properties, only three remain a problem. (attached)

DRC: (CF) There are two very contentious issues facing the DRC. All efforts have been made to settle them through meetings with the property owner(s) and/or the builders. For one of the properties, CF will meet with the Town to determine its position regarding enforcement of ongoing noncompliance issues; GR and JT will assist. One new building permit has been approved.

MANAGERS REPORT: (JA and SR, reports attached) Both reports were discussed briefly. There were no changes to the reports.

WEBSITE: RW came to explain how the website works. There has been confusion about how to make updates. RW explained and offered to come to the home of anyone who needs more help understanding or would like to see things done on their own computer.

The meeting was adjourned at 6:00 pm.

Respectfully submitted,
Nancy Keltner, Secretary

May 2013 Managers Report

Stuart Richardson

262-9024

Community Center

During April the Community Center was used for five events. Following each event I checked the Center and cleaned as necessary. The mechanical systems are operating as designed.

Open Spaces and Trails

I made headers for the May first Metro Board Meeting signs and placed and placed them at strategic location within Eagles Nest.

South Golden Eagle Entrance

As the South Golden Eagle redesign and costing was coming to a conclusion I attended several meetings with the appropriate Board members and subcontractors to finalize the design and cost proposals. These design and costs were then approved by the HOA Board. With the Town right of way staked I reviewed the clearances we would have away from the road right of way..

Center Meetings :

April	2	Design Review Meeting
	11	HOA Meeting
	22	HOA Meeting
	23	Private Pd. Meeting
	26	Non Profit Meeting