

# **Eagles Nest Property Homeowners Association**

PO Box 24419, Silverthorne, CO 80497

Board of Directors Meeting, October 9, 2014

## **Minutes**

Board Members Present: George Resseguie (GR), Joanna Hopkins (JH), Jay Engelin (JE) and Len Shipman (LS). Also present John Ahlquist (JA) and Linda St. John (LSJ). Proxies were given to GR from Nancy Keltner and Pinki Faux.

Call to Order: The meeting was called to order by GR at 4:00 pm.

Approvals: JH moved and JE seconded the motion to approve the Minutes for the Board's September 11, 2014 meeting. APPROVED

Financials: JH reported that the Association's projected yearend financial situation looks good, with a worst case scenario of break even. The Board will soon begin work on the 2015 budget. Portions of that budget will be delegated to individual members of the Board. JH, who presented a budget worksheet for reserve accounts at the meeting, will send the worksheet out to the Board and note the categories assigned to Board members.

Executive Session: GR moved and JH seconded the motion to enter Executive Session. APPROVED. Others present left the room. GR moved and JE seconded the motion to exit Executive Session. APPROVED.

DRC: There has been little change in the intensity of activity since the last Board meeting. There are 18 projects under review, including 14 new homes, and new projects are expected for submission at the next DRC meeting. JH reviewed the DRC financials which look good.

Projects: JH, JE, and NK will meet to review options and consider the next step in the renovation of the Community Center. Now that the Community Center sign has been installed, a new solar light has been purchased and placed by LS and his wife. Kathryn Resseguie and Stuart Richardson will arrange holiday lighting for the South Golden Eagle

Entrance. Small lighted conifers will be placed in the large pots at the entrance. Attractive, new rail tops have been donated and installed at the Community Center by Dallas Byers, an ENPHA property owner. The Resseguias and the Shipmans will apply stain to the rails before the onslaught of winter. JE and Stuart Richardson worked to remove sucker trees, trim trees, and cut grass at the Middle Entrance. This worked opened up the area and enhanced the view of the lake at that location. The plan is to do additional landscaping at the Middle Entrance in the spring. Dick Bochan has refurbished and painted the eagle at the South Golden Eagle Entrance and JE assisted in the reinstallation of the piece. A chainsaw has been donated to the Association. JE will get a tune up on the chainsaw and have the blade sharpened.

Corporate Documents: LS presented a new proposal for an ENPHA Collection policy. The policy will be reviewed by Board members and discussed at the next meeting. A schedule of fines, fees, and other charges was also presented.

Annual Meeting: There was a discussion regarding the process for electing members to the Board. There is a procedure in our Decs and Covenants for the handling of proxies. In line with that procedure, the Board is considering a proposal to develop a process similar to that used by most corporations in voting for their board officers.

Developments: JH reported that Maryland Creek has discussed landscaping at the North Entrance with the TOS and the possibility that a sign be placed at that location. The Board believes that any sign at that location should be a joint ENPHA/MC project. GR will follow up,

Environmental: Discussed above

Managers' Report: JA reported on compliance issues.

Adjourn: GR adjourned the meeting at 5:50 PM.

Submitted by Len Shipman, temporary scribe

## OCTOBER COMPLIANCE

An out of compliance For Sale sign will be removed after a personal visit.

A pop up trailer has been removed.

On my drive around today I saw three violations. They all looked as if they were temporary. I will check in a couple of days and take action if necessary.