

Eagles Nest Property Homeowners Association
PO Box 24419, Silverthorne, CO 80497
Minutes, Regular Board Meeting
Thursday, June 12, 2014

BOARD MEMBERS PRESENT: George Resseguie (GR), Joanna Hopkins (JH), John Taylor (JT), Pinki Faux (PF), Jay Engeln (JE).

PROXIES: Nancy Keltner and Len Shipman to GR.

ALSO ATTENDING: John Ahlquist (JA), Paul Camillo (PC), Peter Foley (PF), and Stuart Richardson (SR).

CALL TO ORDER: GR called the meeting to order at 4:00 pm.

MINUTES: JT moved and GR seconded that the May Board minutes be approved. The motion passed unanimously.

FINANCIAL:

- HOA Financials -- No discussion of published YTD HOA financial statements.
- DRC Financials -- JH presented YTD DRC statements and advised that several checks (fees and compliance deposits) had not been received by JH or Peggy Long and were not included (est. \$8,000); this revenue will be include in the June statements. After discussion, the Board/DRC agreed that all DRC checks will be given to JH. Also, JH and Peggy Long will begin tracking the revenue/expenses for the DRC in an Excel spreadsheet format similar to that used previously by Jack Hickey.
- Dues: 4 owners remain delinquent; certified letter sent to each, adding \$50 to each balance. Board still will pursue with involvement of an outside attorney.
- 2014 Reserves – Amounts have been determined, and a report by individual reserve account will be provided to the Board.

DRC: Activity increasing. Last 4 lots sold in Fox Valley; developer must check with the Town of Silverthorne (TOS) regarding platting a single units or duplexes. Barb Campbell has withdrawn from the DRC and former DRC member Mollie Brunetti has agreed to take meeting minutes for the summer. DRC seeking 2 new members.

PROJECTS: Overall Status – See attachment from JT. Special details follow:

- New Sign for the C. Center: JT presented 4 options for a sign; the Board selected a proposal and agreed that JT should proceed: **Board Motion: Spend up to \$4,800 (the budget amount) to purchase and install a new sign. JT moved; PF second. Motion passed unanimously.**
- Budget – JT reported spending of \$29,000 against a budget of \$46,000 to date.
- S. Golden Eagle Entrance – JT will follow-up with The Raven regarding mowing results (not good). Dick Bochan has done stellar work upgrading the lighting for the

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north wall. Neils Lunceford has completed most of the landscaping work (well done).

PROJECTS, continued

- C. Center -- A quote for \$ 4,100 has been received from added work at the C. Center; further analysis is needed of this and possible additional work needed. ST reported that Neils Lunceford completed most items for an upgrade of the irrigation system; final work will be completed in June/July.

CORPORATE DOCUMENTS: Efforts continue regarding soliciting votes for a PUD amendment requiring DRC notice to the TOS before the Town issues a CO. Voting is about 73% for and 27% against, with 65% of the owners responding.

DEVELOPMENTS:

- Silver Trout -- “Drop Dead” date for the Silver Trout developers to submit updated plans, etc. to the TOS is July 23; if nothing is done, the TOS will consider the project expired and the developers must start all over with a preliminary/final site plans. JA also walked the ST site and reported that significant portions are underwater; he provided a map and pictures as documentation.
- XCEL – JT met with principals. The XCEL line(s) from the new substation will come to the pole on the north side of the entranceway, then an underground cable will come under S. Golden Eagle, and run to the vicinity of Kum & Go. JT said all parties now have a better understanding of project and he will continue as the ENPHA liaison.

ENVIRONMENTAL:

- Trails -- JE reported that 3 trail areas, 2 starting from the Community Center and 1 from Two Cabins to the Wilderness trailhead were repaired at the Annual Work Day on June 7.
- Weeds -- SR reported that the residential weed sprayer program is now underway. Also, Stuart will obtain quotes from local professional weed sprayers for HOA sites and those properties that have untreated weeds in mid-July.

COMPLIANCE: JA reported that 5 non-compliance issues were easily resolved since the last meeting. He requested the Board re-examine the Decs regarding the handling of garbage (use of bags primarily) and believe strengthened controls are needed. The Board agreed to study the issue.

FACILITIES: SR reported that the Community Work Day on June 7 was a success, with 35 volunteers present, who cleaned up the C. Center for this summer’s events, and did assorted maintenance.

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WEBSITE: PF reported that the DRC documents have been updated.

ADJOURNMENT: GR adjourned the meeting at 6:10pm.

Respectfully submitted,
George Resseguie, President

June Manager's Report

Stuart Richardson

June 2014

Community Center

With the departure of the snow the reconstruction of the irrigation system was completed. Niels Lunceford was contracted to do the work and I worked with their field crew to redesign the system to provide better coverage of the pavilion lawns and to provide a better drip system to the trees on the south side of the driveway and parking lot. The new system has been tuned up and now should provide years of automated service. The service to the immediate west of the Community Center was not renewed and it is anticipated that this small area will be mulched, to cut down on maintenance in this difficult and confined area.

Community Work Day on June 7th was a great success. Approximately 35 resident volunteers turned out and completed all the assigned work tasks. The Center crew worked on 14 work tasks and cleaned up the Center for this year's summer events. I would like to thank both the Center and the Trail Crew volunteers for their great work spirit. For this event I ordered all of the mulch soil and ground cloth and purchased the food for lunch and refreshments.

Golden Eagle Entrance

The irrigation system has now been completely finished and it is now operating as designed. This completes this two year project and hopefully will run for several more years. The harsh winter did very little damage to our perennial plantings with the exception of the loss of several rose bushes. These are under warranty and will be replaced by our contractor Niels Lunceford. I have conducted several walk arounds

with our landscape contractor and we are awaiting warmer weather to initiate our annual bed and planter plantings.

With the intended undergrounding of the electric power lines at the entrance and the hooking into the grid via the new electric sub station the entrance will receive a lot of construction activity. We are meeting with Excel to appraise them of our underground utilities and how best to handle their design and layout requirements.

Open Space

I have begun the residential weed sprayer program and many residents have come by to utilize the HOA sprayer and herbicide assistance program.

JUNE COMPLIANCE

Three trailers involved in interior work at home—2 have been removed and 1 is still being used.

Two travel trailers and a pop up trailer have all been removed—one after personal visit.

One ATV on trailer has been removed.

Two other Trailers have been removed.

The real estate sign at Silver Trout is out of compliance. I made a phone call and it will be replaced.