

Eagles Nest Property Homeowners Association
P. O. Box 24419, Silverthorne, CO
Minutes, Regular Board Meeting
Thursday, April 10, 2014

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Joanna Hopkins (JH), Nancy Keltner (NK), John Taylor (JT), Pinki Faux (PF), Jay Engeln (JE)

ALSO ATTENDING: John Alquist (JA) and Stuart Richardson (SR) of Eagles Management, Rich Waterman, Linda St John

CALL TO ORDER: GR called the meeting to order at 4:50 pm.

MINUTES: GR moved and LS seconded that the March Board Minutes and the Annual Meeting Minutes, approved by e-motion, and the March Annual Board Meeting Minutes be approved. The motion passed unanimously.

FIRE MITIGATION: Linda St. John stated that the fire department recommends that all trees within 15 feet of a home be cut down to prevent spread of a fire. One resident has complied with this suggestion and is actively trying to have all residents required to do the same. Linda noted the Fire Department has no authority to enforce the recommendation. SR also noted that the Eagles Nest Covenants require DRC approval to cut any tree over 6' tall, more than 5' away from a house. The Board will organize a presentation to property owners this summer.

Financial: JH reported that 23 property owners have not paid their annual dues JA will contact them. GR, SR, JT and JH will meet to discuss the Reserves. Balance Sheets for March for both the HOA and DRC are on the Website. The DRC is currently \$7782.55 in debt to the ENPHA. ***Gr moved and LS seconded that before the next Board Meeting, the DRC present a plan to JH to pay off the entire debt in two years, and that going forward, the expenses shall not exceed the income. The Board unanimously approved.***

ANNUAL MEETING FEEDBACK: Three minor questions were answered. GR will meet with interested parties to discuss improvements to some of the Board's processes, such as Proxies, Election of Board Members etc, and provide a report to the Board either at the May or June meetings.

CORPORATE DOCUMENTS: ***GR moved and LS seconded that we send a second ballot, more explicit than the first, to property owners who have not voted on the proposed Planned Unit Development revision in the Declarations and Covenants. No more than \$1000 can be spent. 450 owners have not yet voted. 240 of the 330 ballots received support the change. 525 affirmative votes (67% of the membership) are needed to institute the change. The motion passed unanimously.***

DRC: PF reported that the DRC is still working with one property owner's plans to bring them into compliance.

SUBASSOCIATION REQUESTS FOR MONEY: ***GR moved and PF seconded that the \$6,000 be allocated to sub associations as follows: \$1500 to The Ranch for landscaping, \$1000 to the Hideaway to landscape the playground, \$2000 to the Osprey Reserve to landscape the South Golden Eagle Entrance boundary and \$1500 to the Ponds to widen driveways which have been deemed dangerous. The driveway money is dependant on verification that no insurance money is available for the project. The motion was unanimously approved.***

FACILITIES: JT reported that as soon as possible Neils Lunsford will be completing all work on the South Golden Eagle Entrance. \$5000 is in the budget. Irrigation at the Community Center is broken and will be reworked. ***GR moved and PF seconded that JT be authorized to spend no more than \$4000 for a new sign on Golden Eagle at the Community Center Drive. The motion passed unanimously. GR moved and LS seconded that JT be authorized to spend no more than \$1000 to replace the rotten gate at the bottom of Community Center Drive. The motion passed unanimously.***

DEVELOPMENTS: Silver Trout Developers have until April 23 to provide the TOS with a Letter of Credit in order to keep the approved Site Plan "active". As an option, the developers can request a 90 day extension, but must provide the Town with documentation that they are making progress toward getting funding for the Letter of Credit or the request for extension will be denied and the Site Plan will expire.

COMPLIANCE: JA reported minor problems have been dealt with.

MANAGER: A report is attached. SR reported that the birds are back in the Pavilion. Suggestions for solutions are being developed.

ADJOURNMENT: GR adjourned the meeting at 6:26 pm.

Respectfully submitted,
Nancy Keltner, Secretary

February/March Managers Report

Stuart Richardson

262-9024

Community Center

The major activity at the Community Center was the Annual Snow Shoe Party held on February 15th. This party was attended by approximately 35 people well down from our expected 75 people who have attended in the past. The reason for the low turnout was attributed to poor advertising. Next year we will ramp up this effort with a more aggressive email campaign.

The Center remains in good operating shape and all mechanical systems are operating as designed.

Our snow removal efforts have been stressed this season but the Centers remains open for all scheduled events. Currently people are booking for summer events and the schedule for weekends is growing more filled.

As reported last fall we will recheck the heating system to assure that the plastic heating piping is not leading to air infiltration, and the replaced refill system is performing as designed.

OPEN SPACE

With the busy spring and summer construction schedule, for rebuilding the irrigation systems, several meetings have been held with our contractor to get favorably placed in their schedule and to get our projects off to an early start. This season will require replanting our modified beds and continuing the irrigation project improvements.

HOA ACTIVITIES

The major effort in this area was coordinating the Annual HOA Meeting held at the Raven and cleaning up after the event.

I have been integral in checking the Annual Budget and adequacy of our reserve needs for maintenance of HOA properties. I intend to take over the HOA's mandatory weed spraying program this summer and to maintain our ongoing voluntary weed eradication program.

COMMUNITY CENTER USEAGE

Use (DAYS)	February	March
Ma Jong Club	5	7
ENPHA/DRC	6	4
Paid Events	1	2
Civic Free Events	1	2

APRIL COMPLIANCE

This has been very slow month of compliance. The only issue I found was a Motor Home that was probably on the homeowners property overnight and gone before 10:00 AM.