

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**April 12, 2018, Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GP), Linda St.John (LSJ), Paul Camillo (PC), and Judy Camp (JC)

Eagles Nest Management Services: John Ahlquist (JA)

Eagles Nest Residents: JoAnne Nadalin (JN), Dave Diehl (DD), and Jan Leuthauser (JL)

Call to order: GR called the meeting to order at 4:15 PM

Proxy  
Jim White to George Resseguie  
Bob Mock to Cindy Gordon

Annual Meeting Wrap-up

Proxy numbers have gone down. CG suggested that property owners given the option to scan and email and/or fax proxies. Board reviewed homeowner questions and concerns that were brought up at the meeting. Most items have been resolved.

A few specific planned actions are:

Dog Poop Stations – most subassociations already have these; agreed that Fox Valley will be contacted to possibly add a station at their Kestrel entrance. Old Eagles Nest has many dogs; GR to look for places to install a station(s). No problem in 3 Peaks. Future communications with owners will include a reminder to pick up after their dogs

Fire Mitigation Concerns – Will have an open house this summer including Wildfire specialists to communicate best practices to owners. Also, will send a blast e-mail to owners after discussing County plans, including the timing of the chipping program, with Dan Schroeder, County Director of the Wildfire Council.

Short-Term Rentals – Town is requesting comments prior to a Council Retreat on May 2. (Further details in Town Updates).

Outdoor Lighting – Owners having problems with a neighbor's outdoor lights shining in their windows should attempt to meet with the neighbor to resolve the issue. An alternative is to contact the Town's Compliance Officer (presently Greg Roy) who has been able successful in visiting owners to resolve the problem.

Financial Report

March Financial Results

The annual recurring maintenance bill was paid to Neils Lunceford this month to take advantage of a 3% pre-payment discount. All items were within budget and the total amount after discount was \$22.5K.

Infinity Certified Welding and Fabrication was paid \$9,138.36 to build and install the safety railing at the pavilion as previously approved. This item is a capital asset and is reflected on the balance sheet.

Administrative costs include \$4,324 for bills received for the annual meeting. Additional costs are expected.

All expenses to date are within budget.

#### Accounts Receivable/Collections

As of 3/31, nine properties were outstanding on their 2018 dues. Three paid in early April leaving six still outstanding. One of the outstanding is a property in foreclosure and we have not yet heard from the bank regarding contact information. Another outstanding dues payment is a deceased owner and we just recently learned of his death and obtained new contact information.

The Special Assessment total is now \$18,744.60.

The DRC issued fines of \$3,500 to a homeowner who has not complied with design guidelines related to yard art. The entire amount was outstanding as of the end of March.

#### Reminder

Our financial rules require generally one bid for work between \$1,000 and \$5,000 and two bids for projects over \$5,000. We should also have a contract for any work to be done – may be as simple as a bid or proposal authorized by both parties. Particularly important if we are working with a new vendor, we also require an IRS form W-9 and a certificate of insurance.

#### Town Updates

Smith Ranch TOS has completed the development agreement and deed restrictions. No short-term rentals will be allowed on deed restricted properties. The sales and re-sales will be by lottery. Project will be approximately 200 homes. Open House on April 30 regarding Smith Ranch from 4-6 at the Pavilion.

Arby's remodel has been approved. Town working on a negotiation with Verizon for a small cell tower. Town Park in Summit Sky Ranch will be coming up for approval when they have 90 certificates of occupancy at the project. Olympic celebration will be April 28 behind the Lake Dillon Theater and the Pavilion.

Council retreat on May 2. Any comments on short-term rentals should be sent to the town at least 1 week prior to the meeting. Respondents should advise whether they are in favor of or are against rentals, and their respective rationale.

#### Compliance

Monthly Status Report

There was one trailer that appeared to be temporary. I monitored it, and the trailer was removed without contact. Two noncompliant real estate signs were removed after phone calls.

Inquiry from a resident regarding parking of motor home. The same resident wants to put in a trampoline that would be visible from the Golf Course.

#### Tract J Site Rehabilitation

Water for the site will be from a neighbor (TBD) or provided by Ceres Landcare using a water truck. Bob Mock and GR will finalize a plan in April. All water costs incurred will be added to the Special Assessment.

#### Environmental

##### Weeds

30 people have opted out of the weed program to date. Information for the weed program has been communicated twice to owners and is available on the ENPHA website.

##### Trees & Trails

No report submitted.

#### Building & Grounds

##### Grounds & Entrances

South Entrance - inspection of the entrance shows a serious vole infestation in the flowerbeds on the North side and grass section. Appears at this time we have lost a fair amount of tulips in the lower beds. Attempts to treat for eradication have been hampered by the amount of moisture. Looking at changing vendors, to one more responsive and proactive in treating this issue.

Will look at possibly transplanting tulips from other locations in the next few weeks.

Will be scheduling installation of permanent spotlights this summer to illuminate the Eagles Nest sign instead of replacing and rewiring sign lights.

Raven entrance - met with Josh grounds superintendent for the Raven this past month, have determined that there are water lines on either side of the entrances that can be used for planting and grasses. Will determine next month if the lines functional. Based on the results will then formulate a plan for the season.

Community Center - major vole infestation on the grass lawn by the pavilion and also by the front of the CC. Treatment plan pending weather related. No damage to the flower/ tulip beds.

- Railing installed at the CC this past month.
  - Received two proposals from vendors for crack and seal coating for the CC parking Lot and driveway. Will release contract with the next week.
- Community Center usage 8 MahJongg , 2 ENPHA, 3 N.P., 3 sub association. Currently there are 9 paid events scheduled for the CC for this season so far.

Subassociations

Short-Term Rentals

Addressed by JN earlier in the meeting.

DRC

Open Projects/Financials

3 – Concept

6 - Preliminary

1 – Notice to Proceed

9 – Under Construction

0 – Completed

7 – Modification Approved

0 – Modification Under Construction

0 – Modification Completed

26 – Total Projects

Verizon Cell Tower

Tower Performance Evaluation has not been completed by Verizon. Also, Verizon has not approved the drone fly over at this time; timing TBD..

WI-FI in Community Center

Current Jet Pack contract is up this month. Upgraded package would cost an additional \$100, with a \$40 activation fee and \$10 access fee per month. GR is working on a quote to put in a different system that will be much faster. GR is recommending the Jet Pack not be upgraded if the new quote is reasonable.

May Board Meeting

May 10 Eagles Nest Metro District meeting at Angler Mountain Ranch Yacht Club conflicts with the Board Meeting on May 10. ENPHA Board Meeting will be at 5:00, at the Community Center.

Adjourn – GR adjourned the meeting at 5:30 PM.

Respectfully submitted,  
Cindy Gordon