

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
November 9, 2017 – Board Meeting Minutes**

BOARDS MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Bob Mock (BM) and Cindy Gordon (CG)

Proxy: Jim White (JW) to George Resseguie (GR)

Eagles Nest Management Services: John Ahlquist (JA)

Eagles Nest Residents: Jan Leuthauser, Jan Shipman, JoAnne Nadalin

GR called the meeting to order at 4:00 PM.

ENVIRONMENTAL

Feedback from Sub associations – Ranch & Elk Haven

Thanks from both Associations to the Board for all the assistance to enhance their landscaping. Also, a thank you to BM and JA for assisting with neighbor issues and for the extra tulips which were planted at the entrance to The Ranch and Elk Haven.

Trees & Trails

Early snows slowed progress on tree chipping. We were finally able to remove the piles of dead trees from Easy Bend, and the area between The Ranch and Black Hawk Circle. Alpine Tree Service did a very good job removing these piles without major damage to the areas. Now we hope to keep ahead of the dead or dying trees in the HOA.

Weeds

JN - The (TOS) is pleased with the progress of the weed enforcement efforts at The Raven Golf Course.

TOWN UPDATE

JN – (TOS) is split on enforcement of short term rentals. (TOS) will be discussing this issue early next year. If the ENPHA has a position on rentals, they should inform (TOS). There are 3 town council positions and the mayor position coming up for election. It is not known if any of the current Town Council members will be running again.

Smith Ranch update: The plan and deed restrictions will be reviewed at Town Council Work Session on December 12.

FINANCIAL REPORT

Monthly Financial Results

Actuals are in line with previously approved projects and normal expenses.

Review first draft of ENPHA/DRC budgets

Revenue next year will be significantly less due to State Farm Refund and Cell Tower bonus for reimbursement of legal expenses. South Entrance will be upgraded slowly with \$2500 per year allocation. Also going to replace some valves. Community Center will have landscape enhancements next year, parking lot re-coat and striping, repair asphalt around the dumpster, railing around the back perimeter of the pavilion. Holiday Decorating budget has been upgraded. The budget will be approved at the December meeting. The only item that may change is insurance.

Property Tax Appeal

Mark Richmond, Attorney in Frisco, prepared the following Resolution for ENPHA regarding property owned by the association.

Board Motion: JC moved to approve the following resolution of the Eagles Nest Property Homeowners Association, Inc., GR seconded and it passed unanimously:

The board of directors of Eagle's Nest Property Homeowner's Association, Inc., a Colorado nonprofit corporation (ENPHA), makes this resolution to designate real property owned by ENPHA as *Common Elements* as provided in the Colorado Common Interest Ownership Act (CCIOA) and *Common Area* to be maintained for the benefit of the members of the association as provided in the Declaration and Agreement Creating Covenants, Conditions, Restrictions and Easements for Eagle's Nest (Declaration).

COMPLIANCE

Monthly Status Report

Only two violations this month A boat and trailer were removed before I could contact the owner. Outside storage was removed after a personal visit.

HOA Site Rehabilitation (Tract J)

Discussed in Executive Session.

2018 ANNUAL MEETING PLANNING

Select date for the meeting

Annual Meeting will be Saturday, March 24 at 3:00 PM.

BUILDINGS AND GROUNDS

Grounds and Entrances

South entrance - all landscaping has been put to bed for the season, awarded Nina Wise with Neils Lunceford a \$150.00 gift certificate in appreciation for all her extra

efforts in design and planting. Increased budget to include a yearly upgrade to the entrance, by enhancing the soils and plants. Snow fence up to protect planting for the winter. Planted over 4,000 tulips at the south entrance, lunch provided for the volunteers and thanks to all Board members who participated. Pictures and volunteers names posted on HOA website.

Community Center - Snow markers in place for the plow service. Funds budgeted for a landscape upgrade to the front of the community center for next year. Will involve a new design for plantings and upgrading of soils. Planted 750 tulips at the CC entrance and center.

500 hundred tulips that were given to two sub associations to be planted at their entrances. The Ranch and Elk Haven were the recipients of the tulips.

Community Center usage 8 MJ, 2 ENPHA, 2 N.P., 1 socials (sub associations , etc) 0 paid rentals

ENPHA Snow Shoe Event – Saturday, February 3, 2018 at 5:00 PM

ENPHA Community Center and Trail Work Day – Saturday, June 9, 2018 at 9:00 AM

Friends of the ENPHA Trails Work Day – Saturday, May 19, 2018 at 9:00 AM

DRC

Open Projects/Financials

12 - Under Construction

00 – Approved to Start

00 – Completed

04 - Pending Final Approval

05 – Pending Preliminary Approval – Silver Trout Final approval

06 – Modification in Progress

02 - Completed Modification

29 – Total Projects

Standardized House Numbers

LS showed a variety of address numbers for homes on common driveways that don't have addresses on the street. Next steps TBD

VERIZON CELL TOWER

Construction Status

In discussion with Verizon management, they advise that the tower to be operational by the end month. All construction is completed. DRC has a few issues that need to be resolved.

WEBSITE

Website - Val Connolly (Three Bees Knees) in process of updating the home page to be able to handle a posting of events and additional Pictures with comments.

SUB-ASSOCIATIONS

Next Meeting – Week of December 4 (similar timing in 2016)

Thursday, December 7, 2017 at 5:00 PM.

EXECUTIVE SESSION – as needed

GR moved to go into Executive session to review a written communication from the ENPHA attorney. He further moved to reconvene the meeting after the conclusion of the Executive Session for the purpose of taking any actions deemed necessary. Seconded by JC. Passed unanimously.

GR moved to direct the ENPHA attorney to communicate a proposed Settlement Agreement to the owners of 205 Middle Park Court. The Agreement is intended to recover costs incurred to plant new trees on a portion of ENPHA's Tract J property from which 59 trees had been cut down without ENPHA approval. Seconded by BM. Passed unanimously.

GR adjourned the meeting at 6:00 PM.

Respectfully submitted by
Cindy Gordon
ENPHA Secretary