

**Eagles Nest Property Homeowners Association (ENPHA)  
P. O. Box 24419, Silverthorne, CO 80498  
October 8, 2015, Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), John Taylor (JT)  
ALSO ATTENDING: JoAnne Nadalin, Osprey Reserve and, John Ahlquist (JA) of Eagles Nest Management Services  
PROXY: Jay Engeln (JE) to GR

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

BOARD POSITION: ***GR introduced Cindy Gordon and made a motion to appoint her the new Secretary to complete Nancy Keltner's Board term that will expire at the end of March. Nancy resigned to pursue other Community projects. LS seconded the motion and it was unanimously approved.***

***E-MOTION: The e-motion was read by GR and he made a motion to accept the following:***

***"I move that the board approve the expenditure from ENPHA general operating funds (not DRC funds) of an estimated \$406 to record the new DRC guidelines with the Summit County Clerk. If the actual cost exceeds the estimate, an expenditure of up to \$450 is authorized without returning to the board for approval."***

***The motion was seconded by JC and was unanimously approved.***

DEVELOPMENTS – VERIZON CELL TOWER (GR): Discussions with Verizon continue. Verizon has requested another site visit and the Board has asked Verizon to advise where a Cell Tower in the proposed design is in place somewhere in the State. Verizon has agreed, via e-mail, to reimburse ENPHA legal fees up to \$2,000; however there has been no commitment to reimburse these fees should the project not go forward. GR to follow-up with Verizon.

LOT 5 THE PONDS/SILVER TROUT (GR): In mid-October, The Blue River Open Space Task Force will send a letter to David Namoff, the owner of Silver Trout, encouraging him to not follow through with development plans and leave the property as open space. The Board sent a letter of support to the Task Force (see motion in the August Board minutes).

FINANCIAL REPORT (JC): JC presented September Financials, 2016 Proposed Budget Process, and the Reserve Study. JC requests Account Owners provide budget numbers for each of their line items to her no later than Oct. 23. JC also suggested the November 12 Board meeting begin 30 minutes early. The Budget will be approved at the December 10 Board meeting. Further discussion will be needed for the Reserve Study that will be presented for approval at the December Board meeting. Further, there will a

2016 budget review for the DRC at the December Board meeting. All Financial Reports will be posted on the website.

WEBSITE (LS): The ENPHA Website is ready to go live. For now, there is a Community Center Reservation Request form on the new website, but further enhancements are needed. LS and Val Connelly of Three Bees Knees will continue to research additional features for the Reservation system. The contract with Three Bees Knees was explained by JC. For financial records, 3 years prior records as well as current year records will be posted to the Website. Prior year records not posted on the website will be available upon request. ***A motion was made by Len to launch the website and spend up to \$150 for a “Blast E-mail” notification to membership. LSJ seconded the motion and it was unanimously passed.***

NOXIOUS WEED MITIGATION-WRAP-UP AND STATE GRANT (JT): The State Grant of \$4,900 covered the majority of billings from Neils Lunceford; excess costs incurred in excess of the Grant will be absorbed by ENPHA. Property owners will not be billed for weed spraying on their individual properties. JT recommended that in 2016 volunteers help with spray locations on the lots they surveyed to expedite the spraying. JT reported that the Raven’s 2015 noxious weed mitigation program was ineffective and improvements are essential in 2016. The Town of Silverthorne has similar concerns. A key Board consideration for 2016 is who will take the lead in writing a State Grant and organizing the spraying program. The 2016 planning should begin next month.

BUILDING AND GROUNDS (JT) -- Initial 2016 budget proposal is nearly finished with total costs projected at slightly less than 2015.

COMMUNITY CENTER (JE): Alpen Haus Designs will prepare an estimate for the C. Center redesign plan in 2016; timing is after Thanksgiving.

ENTRANCES (JT): In 2016, the area around the retention pond at the South Entrance requires new landscaping. Four Improved notification boards are needed. Next steps are TBD.

PRESERVATION OF TWO CABINS (JC): The Board discussed the situation of the deterioration of the Cabins, and there was general agreement to preserve the site. GR to contact the Breckenridge Heritage Alliance for assistance.

DRC-STATUS OF OPEN PROJECTS/FINANCIALS (PC) – There are 8 homes under construction and 4 approved to start. LSJ also talked about the need for better, more visible addresses on the streets where private driveways exist. LSJ will research options with the Lake Dillon Fire District and report back to the Board. Fred Stanley resigned from the DRC. No replacement has been named.

COMPLIANCE (JA) –Research continues on Rental Homes in ENPHA. To date 26 properties have been identified. JA will continue to work on the list. He requested help from GR on how to address homes in need of maintenance or painting with the owners. GR will discuss with the sub-association presidents later in October.

FACILITIES (SR): SR was not present at the meeting and there were no questions about his written report. GR will put out holiday lights at the South and North entrances again this year.

SUBASSOCIATIONS (GR): A meeting with sub-association presidents will be scheduled before the end of October. All Board members will be invited.

EXECUTIVE SESSION: ***GR called for a motion to move into Executive Session to discuss a contract proposal. The motion was seconded by LS and unanimously approved.*** The non-Board Members left the meeting. ***GR moved and LS seconded to move out of Executive session.*** There were no actions discussed during the Executive Session that required a Board motion.

The meeting was adjourned by GR at 6:15 P.M.

Respectfully submitted,  
Cindy Gordon, Secretary