

# **Eagles Nest Property Homeowners Association**

**P. O. Box 24419, Silverthorne CO 80498**

**Minutes, Regular Board Meeting**

**Thursday, May 14, 2015**

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Judy Camp (JC), Nancy Keltner (NK), Pinki Faux (PF), Jay Engeln (JE)

PROXIES: John Taylor (JT) to JC.

ALSO ATTENDING: Stuart Richardson (SR) of Eagles Management Services, Noah Klug, Greg Hardy, Dick Bochan, Rich Waterman

GR called the meeting to order at 4:05 pm.

GR introduced Noah Klug, our new attorney. He specializes in HOA law.

CELL TOWER: Verizon's preferred location for a new cell tower is the Community Center property which is owned by the HOA. The decision will be made by the Board and does not need Homeowner approval. A blast email will be sent to owners announcing the results with a defined period for comments.

SOUTH MARYLAND CREEK DEVELOPMENT: Silverthorne Town Council meets May 27 to consider the application. A Board appointed special committee has been meeting with Tom Everest who has reduced the density of the project on the south end which abuts Three Peaks.

WEBSITE: JC shared the RFP which she has developed for applicants. A committee will evaluate the applications. Tentative committee members are JC, JT, Fred Stanley (DRC Representative), and Rich Waterman (current webmaster).

FOXFIELDS DEVELOPMENT: This new proposed development will be discussed next month.

FINANCIAL: Current monthly statements are on the website. JC announced we will be reinstating a petty cash fund. Any reimbursements under \$50 will be paid in cash at the Board Meeting with proper receipts. Eight property owners are still delinquent for dues. Peggy Long will send certified letters and a \$50 fee will be added to the bill.

LS reported that a Responsible Governance Document has been developed, with the help of Noah Klug. It will be incorporated in our By-Laws.

## May 2015 Manager's Report

Stuart Richardson 262-9024

**South Golden Eagles Entrance** With breakup I have spent a great deal of time with our subcontractor Niels Lunceford cleaning the entrance, building additional flower bed walls and cleaning the large amount of vowel damage to our lawns. The irrigation systems has been activated and new areas established to account for the new sod, wall construction and grass seed installed last fall. Other activities include the contractor limbing the aspens on the island and limbing the trees near the south wall to allow in more sunlight into south wall gardens. The daffidils and tulips planted last fall have come up and are providing a nice spring bloom. The gardens came through the winter with very little vowel damage but the lawns encountered heavy damage. Niels Lunceford had to bring in their heavy lawn maintenance equipment to detach and aerate the lawns.

**Community Center** The major activities at the center has been cleaning the lawns and bird poop on the pavilion decks and ceiling beams. The Community Center weathered the winter well but is now in need of it's scheduled repainting. For the month I continued the weekly mechanical checks and removed the sidewalk snow when necessary. During the April and early May the center was heavily used for many meetings.

**Open Spaces** In preparation of this summers weed spraying program I visited some of our areas we sprayed last summer, to determine the effectiveness of our commercial spraying program. I am happy to report that it was very effective for musk thistle, and chamomile eradication. We will continue to inspect these areas this summer and include them in this seasons spraying program as necessary.

**Community Center Activites** Paid Social 1, Civic Meetings 4, ENPHA Meetings 5, Mha Jong 9

## MAY COMPLIANCE

Compliance continues to be slow during the shoulder season.

There are many trailers in the Hideaway, but all are involved in roofing and landscaping operations.

Two trailers are being used in apparent indoor remodels.

I contacted most members on the late dues list with phone calls, voice messages or personal visits. Most promised to pay, and some actually did. Several voice messages were never returned.