

Eagles Nest Property Homeowners Association  
PO Box 24419; Silverthorne, CO 80497  
Minutes – Regular Board Meeting  
August 13, 2015

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Nancy Keltner (NK), Judy Camp (JC), Jay Engeln (JE), Paul Camillo (PC), Linda St. John (LSJ), and John Taylor (JT).

ALSO ATTENDING: John Ahlquist (JA) and Stuart Richardson (SR) of Eagles Nest Management Services; JoAnne Nadalin and Denny Wellen from the Osprey; and Larry Schreiber (LS) and Jan Leuthauser (JL) from Elk Haven.

PROXY: LSG/PC (one proxy) to GR

GR called the meeting to order at 4:00.

ELK HAVEN: GR introduced LS and JL who are President and Secretary/Treasurer respectively of the new subassociations. Elk Haven has 18 lots and 4 completed homes.

VERIZON CELL TOWER (GR): Verizon has provided renderings of the monopine tower and the maintenance building, but the proposed location of the building (further up the hill than planned) is not acceptable. After underground utilities are identified within an easement, Verizon will be advised to revise the renderings. Compensation proposed is a lease of \$1,350/month and an agreement to pay up to \$2,000 in legal fees. The escalator amount is still being discussed (ENPHA has asked for 15%), and comments from Noah Klug regarding the proposed lease agreement will be provided to Verizon. After the plans and finances are finalized, there will be an ENPHA Community Open House to provide all property owners the opportunity to become familiar with the project and offer their comments.

SILVER TROUT, LOT 5 THE PONDS: The following e-motion, which passed unanimously, was read into the minutes: ***JT moved and GR seconded that ENPHA does not support any residential development on Lot 5 of The Ponds (Silver Trout) and suggests the property be retained as open space. An appropriate letter will be sent to Mark Leidal of the Town of Silverthorne as soon as possible.*** The Board ratified the motion unanimously.

FOXFIELD TOWNHOMES (GR): The Town of Silverthorne denied the project at the Town Council Hearing of 8/12. No further actions are required.

WEBSITE (LS): Feedback on the Site Map will be provided to Three Bees Knees (TBK) early next week. The next Board action will be testing & review of the website by mid-September with a goal to launch the new website by 9/30.

FINANCIAL REPORT (JC): The Balance Sheet and Income Statement will be posted on the website. The 2015 reserve contribution will be \$8,732 (excess of 2014 revenue over costs) rather the \$11,150 shown as the budgeted amount on the income statement. A new Reserve Study is required in 2015; the last one was completed in 2010. Goal is to have funds available to: (1) protect against extraordinary/unusual fluctuations in revenue or expenses; and, (2) assure sufficient resources are available to maintain/enhance capital assets without one-time assessments. Committee of JC, JT, and SR will complete an asset inventory and reserve targets for capital assets as a starting point for the Study. Operating reserves will also be considered at a later date with the entire Study to be approved by the Board.

DRC (LSJ): Seven homes and 2 major modifications are in construction, similar to July.

COMMUNITY CENTER REDESIGN (JE): Alpine Home Design will be contacted to determine interest in preparing architectural renderings required to obtain quotes for the project.

WEED MITIGATION PROGRAM (JT): Final spraying is scheduled for 8/21. Grant funding (\$4,900) will be used of cover costs; owners will not be billed. Status report will be sent to all property owners. The Town has advised it will enforce its weed mitigation ordinance if The Raven does not follow-up on problem areas identified previously. The process would be for the Town to contract the spraying and subsequently bill The Raven.

COMMUNITY CENTER MAINTENANCE (JT): SR will coordinate re-painting of the building. JT to obtain feedback regarding status of exterior log siding. Parking lot cracks need resealing. ***LS moved JE seconded to spend up to \$2,500 to hire A-Peak for the job. Take funds from Reserves if necessary.*** Motion passed unanimously.

CORPORATE DOCUMENTS (GR): Verbiage may be added to the Governance Policy regarding Enforcement of Covenants & Rules, Item #5 (Fine Schedule) for fines unique to the DRC. LSJ and PC to follow-up.

COMPLIANCE (JA): An owner has removed a number of aspens at 271 Two Cabins. Board agreed to communicate with the owner, but to take no further action until the Fine Schedule verbiage (see above) is finalized.

FACILITIES (SR): C. Center was used for 14 events in July. Maintenance work on the Front Entrance and the C. Center was completed as scheduled. The Town questioned whether irrigation on the center island on Middle Park Court is connected to Town water without a meter. GR advised the Town that a citizen connected a hose to the irrigation line when watering. GR will research costs to install WI-FI at the C. Center; Board prefers dealing with Comcast.

SUB-ASSOCIATIONS: Project reimbursement made to The Ranch (\$1,800). GR to send reminders to The Ponds (\$1,800), Fox Valley (\$1,242), and Osprey (\$990) to submit receipts.

GR adjourned the meeting at 6:10.

Respectfully submitted,  
Nancy Keltner, Secretary and  
George Resseguie, President