

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
February 9, 2017, Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Len Shipman (LS), Judy Camp (JC) and Cindy Gordon (CG)

ENPHA Homeowners: Dave Anderson (DA) and JoAnne Nadalin (JN)

EAGLES NEST PROPERTY MANAGEMENT: John Ahlquist (JA)

SUMMIT SKY RANCH: Matt Mueller (MM)

GR called the meeting to order at 4:05 PM

COMPLIANCE

The homeowner that installed rails on their property will remove rails as soon as the snow melts. (JA) will be away for 2 weeks starting 2/18.

(JA) will start collection of unpaid HOA dues in early March.

HOME DAYCARE CENTER

Application for the Home Daycare Center to the Town of Silverthorne was declined. The homeowner will not pursue a home day care center any longer.

HOA SITE REHABILITATION (205 Middle Court)

Homeowner has been working with Ceres Landcare on a resolution. The plan will be presented once the snow is gone.

SUMMIT SKY RANCH UPDATE

(MM) is the new Development Director on the Summit Sky Ranch project replacing Joanna Hopkins.

(MM) created more filings to make it easier for the development moving forward. There are now a total of 16 filings. Filing 1 (56 Homes) is sold out. Total sales to date are 76. The next filing has been approved by the Town of Silverthorne. Completion of this filing is expected in 2018. Two custom home sites have been sold. Remaining custom home sites are not for sale at this time. Current buyers are 40% full time and 60% part time. Currently no water has been hooked up to the completed homes, only to the fire hydrants. No Certificates of Occupancy (CO's) will be issued for the finished homes until the new sewage pump station is completed and has been approved by the State. This is expected to occur in March. The road from Summit Sky Ranch to Game Trail Road will be opened once the (CO's) are issued for the completed homes.

ENVIRONMENTAL

(GR) introduced (DA) and (JN) who he asked to help with the ENPHA Weed Program until a new Board Member is elected at the ENPHA Annual Meeting. (JN) and (DA) propose the 2017 Noxious Weed Program be revised to reflect the following:

1. Volunteer program diminishing and not sustainable.
2. Direction heading toward owner responsibility and owner compliance.
3. Develop a program with mandatory compliance – state and town have a statutory code regarding noxious weeds.
4. Goal is to spray as many weeds as possible.
5. Simplify billing routines.

A letter to the ENPHA owners will be included in the Annual Meeting Packet that will be mailed by the end of February. In the letter, owners will be asked to opt “in” or “out” of the Program. The opt “in” program will cost \$50 per lot. (DA) will coordinate with Neils Lunceford for spraying.

Neils Lunceford will bill ENPHA at a rate for time and materials. (DA) expects the program will generate revenue for ENPHA. DA estimates a total cost for the weed spraying project to be \$7500-\$12,000.

ENPHA-Sub Associations will have a separate program that will be presented at the Sub-Association Presidents Meeting on February 16.

(DA) discussed the backpack program. DA is proposing that the program be discontinued because of the liability associated with the program.

(PC) said Bud Gazaway, acting General Manager, from the Raven is interested in continuing the noxious weed program with Neils Lunceford.

BOARD MOTION: (JC) MOVED THAT WE ADOPT THE NOXIOUS WEED PROGRAM AS PRESENTED BY (DA) and (JN). Seconded by (LSJ) and approved unanimously.

ANNUAL MEETING PLANNING

Appoint replacement for John Whitehead to serve the remaining 3 months of his term. Dave Anderson agreed to serve as a volunteer to handle the Noxious Weed Program. (JA) agrees to assist (DA) in handling the Noxious Weed Program.

Social hour after the meeting at the Raven. PC will talk with Bud to see if that can be arranged.

ENPHA Work Day will be June 10. This will be included in the Annual Meeting Agenda.

BUILDING & GROUNDS

Snow removal going well.

Snowshoe Event is in the works. Save the Date has been sent out and posted on the website. RSVP will be requested. If the response exceeds the allowable capacity of the CC, the committee will talk with the Raven management to use their Clubhouse.

(PC) initiated a discussion of advance reservations at the Community Center.

FINANCIALS

2016 Final Results

(JC) said we are within budget with the ENPHA General and DRC Budgets. DRC Budget has a surplus due to more than anticipated activity. The DRC legal reserve will be increased due to Fines per the new budget guidelines.

General ENPHA Budget generated a surplus. JC explained a couple adjustments. These adjustments have been corrected and still resulted in a surplus. The surplus will be allocated per the new budget guidelines.

2017 Dues – 570 have paid to date. 5% were paid online. PC asked JC to verify that pending projects have paid the 2017 dues. All projects should be in good standing prior to DRC review and approval.

2017 HOA Delinquent letters will be sent to those owners stating that a late charge will be incurred if not paid by March 31.

SUBASSOCIATIONS

Three grants have been requested: The Ponds (\$3500 to replace downspouts and gutters), The Osprey (\$2230 for landscaping), Fox Valley (\$2000 for landscaping). Also received a landscaping proposal from Elk Haven for the ENPHA-owned property on the north side of the entrance. In discussion, it was agreed to that the grant request from The Ponds was for work not consistent with the objectives of the Grant Program and a grant would not be awarded.

BOARD MOTION: (JC) made a motion to approve The Osprey grant for \$2230, Fox Valley grant for \$2000, and that the remaining \$2270 be paid to Elk Haven for their entrance. LS seconded, passed unanimously.

DRC

Silver Trout Project

The DRC Committee is working through DRC guideline issues with the Architect. Project is all duplexes with 1-car garages. Building schedule has to be approved by DRC. A 50 ft. buffer for river otter was approved by the Town of Silverthorne.

Open Projects/Financials

February Projects

12- Under Construction

3- Approved to Start

2- Pending Final Approval

2- Pending Preliminary Approval

3- Modification in Progress

2- Completed Modification

24- Total Projects

PROJECTS/DEVELOPMENTS

Verizon Cell Tower-Construction Plans.

A change in the design of the mono pine was approved by the DRC. The change was to move radio heads from the upper part of the mono-pine just behind each antenna to the bottom of the mono-pine in order to provide easier access for maintenance. Also, additional trees will be added to effectively screen radio heads from view.

WEBSITE

Report was reviewed and discussed.

Meeting adjourned at 6:22 PM.

Respectfully submitted by
Cindy Gordon