

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
January 12, 2017 Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Len Shipman (LS), and Cindy Gordon (CG) Not Present: Judy Camp (JC)

EAGLES NEST PROPERTY MANAGEMENT: John Ahlquist (JA)

GR called the meeting to order at 4:12 PM

PROXY: Judy Camp to GR

Additions to the Agenda submitted by GR:

Proxy

Annual Meeting Agenda

Insurance

Snow Shoe Event

Board Motion: CG made a motion to approve the agenda with the above additions. LSJ seconded and passed unanimously.

BOARD POSITIONS

Corrected Board Motion from the December 8, 2016 ENPHA Board Meeting: "I move that the Board appoint Paul Camillo to serve the remaining 2 years/4 months of Ann Marie Sandquist's 3-year term (she was elected to the Board at the April 2, 2016 Annual Meeting). I also move that the Board appoint John Whitehead to replace Paul to serve the remaining 3 months of Jay Engeln's 3-year term (Jay was elected to the Board at the March 22, 2014 Annual Meeting)." GR made the corrected motion. LS seconded and passed unanimously.

There will be 2 open Board Positions to be filled at the 2017 Annual Meeting.

ANNUAL MEETING PLANNING

The Meeting is scheduled for April 8, 2017 at the Raven Golf Course Clubhouse. Meeting Packet will be mailed to membership by the end of February.

FINANCIAL REPORT

JC will distribute December Report at her earliest convenience.

BUILDING & GROUNDS

PC reported the Raven Snow Fighters doing a good job on snow removal. Fire at the South Entrance caused damage to the wall and destroyed the sign. Report from fire

department has not been submitted, so no cause has been identified. Board discussed the insurance claim process and will determine how to proceed after the report is received.

ENTRANCES – Raven Entrance Project for 2017

PC showed the conceptual plan prepared by Neils Lunceford. PC is going to talk with Bud at the Raven in the coming days regarding the plan. Among the things to be discussed will be if a lease agreement with Escalante will be necessary before any improvements can be made by ENPHA. ENPHA will need an agreement with the Town of Silverthorne (TOS) for any new design because the property is in the TOS Right-of-way; GR to meet with the TOS before the next Board meeting.

RESERVATION SYSTEMS FOR CIVIC AND NON-PROFIT

Summit County Civic Group is asking to use the CC for free. PC is going to talk with Peggy Long and is going to approve the request to use the CC since they have used it in the past and should be “Grandfathered in.”

SNOW SHOE EVENT

LSJ researched full moon dates for 2017 – they are Feb. 10 & March 12. LSJ & CG will work on ideas and an e-mail blast to ENPHA membership. Board approved the date, March 11, 2017, for the event.

COMPLIANCE

All non-compliance issues have been resolved.

PROPOSED DAY CARE CENTER

The homeowner has applied for a business license with the Town of Silverthorne.

HOA SITE REHABILITATION (205 Middle Court)

Homeowner is asking to delay quotes from landscapers until spring because he cannot get any landscapers to return his call. GR feels that things need to continue to move along. PC is suggesting that the Board give the homeowner an additional 30 days and the Board agreed. However, the job needs to be on a landscaper’s schedule so the project can be completed during the summer months. GR is going to talk with a landscaper to find out what the timeline would be to get on the spring calendar for planting as if we were going to do it. That same timeline would then be applied to the homeowner.

ENVIRONMENTAL

2017 Plan

GR is going to ask Dave Anderson if we could appoint him to the Board until the 2017 Annual Meeting so the weed program can get underway for Spring/2017.

DRC

January Projects

12 - Under Construction

4 – Pending Final Approval

3 – Pending Preliminary Approval

5 – Modifications in Progress

1 – Completed Modification

25 – Total Projects

There are a few architects currently working on 2017 projects in ENPHA. PC anticipates the projects could exceed the budgeted projections.

PROJECTS/DEVELOPMENTS

LSJ and PC met with Silver Trout. Three representatives from the Silver Trout Development requested a preconference meeting the DRC before they have a working meeting with the Town of Silverthorne (TOS) planning people. The (TOS) is requiring that developer put in fill, retaining walls, and foundations in order to get FEMA approval. Town will not approve the plan without FEMA approval. Town is going to give developer a permit to put in the FEMA requirements. Once FEMA approval is given, the developer can apply for permits to build the project. PC & LSJ are going to meet with the (TOS) to understand their position on the process.

WEBSITE

Website has been updated with current Board Members and Managers.

SUB-ASSOCIATIONS

2017 Grants – GR sent a letter requesting grant proposals be sent to the ENPHA Board before the February Board Meeting, February 9, 2017. Recipients of the Grants will be notified before the end of February.

Meeting adjourned at 6:19 PM.

Respectfully submitted by
Cindy Gordon

ENPHA Sub Association Meeting
P. O. Box 24419, Silverthorne, CO 80498
December 13, 2016

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

SUBASSOCIATIONS:

The Ranch: Jan Shipman (JS)

The Ponds: Jay Pansing (JP)

Fox Valley: John Mirro (JM)

The Aspens: David Woodland (DW)

Elk Haven: Kathleen Branch (KB) for Jan Leuthauser (JL)

OTHERS: John Ahlquist (JA) Eagles Nest Management Services

GR called the meeting to order at 7:08 PM and distributed the Agenda, Rules on Grants, Grant History, and Roster of Sub Associations.

ANNUAL MEETING INFORMATION

April 8 at 3:00 PM. Two positions up for election. The two positions will be noted in the Annual Meeting Packet.

FINANCIAL REPORT

2017 Budget was approved by ENPHA Board at December Board Meeting. No change to annual dues. Some requests by Sub Associations have been submitted to the ENPHA Board for consideration and a few are being implemented. If Sub Associations want to include the ENPHA Dues with their Association Dues, we could send a master bill to each Sub Association. The one change we are implementing are online payments for ENPHA Annual Dues. There will be a \$6.00 convenience fee that will be charged.

There is a new source of revenue from Verizon for the Lease Agreement for the new cell tower. The lease is scheduled to go into effect in April 2017 for \$1350 per month. There is a bonus payment for \$6000 that will offset ENPHA for legal expenses and increase legal reserves. Total income is projected at \$18,100.00. Total Revenue \$186,650.00.

Other new projects are beautification to the Middle Entrance. This will be done in partnership with the Raven Golf Course. This will be a 3 year project.

JP from the Ponds mentioned the East Entrance to the Ponds and Angler Mountain. Islands at the Ponds are owned by the City and maintained by the Ponds.

The ENPHA Board approved a three year project to remove dead trees on ENPHA Open Space which total 18 different properties. Trees threatening private properties will be addressed first.

Holiday lighting budget was increased to \$2500 this year and will be the budget for 2017.

Maintenance has been improved at the CC which includes cleaning, snow removal, etc.

Insurance Coverage for 2017 will be increased for the CC, also medical liability, and the umbrella policy.

Legal costs have been increased to cover homeowner issues and development projects.

The Capital budget will be used to replace the sign at the CC if necessary. Electrical problems at the South Entrance have a \$2500 budget for future issues.

DRC budget is based on 5 new homes and 12 modifications. The final budget will be posted.

COMPLIANCE

Not many recent issues. Winter people will be moving in and there may some snow mobile problems.

SHORT-TERM RENTALS

The Ranch president JS discussed 30-day rental minimums at the Ranch Annual Meeting. A couple of homeowners had very strong opinions regarding removing short-term rentals and their property values. The Ranch board decided to seek legal council regarding this issue. The board would like to continue to pursue elimination of short-term rentals and/or place tighter restrictions on these rentals.

ENPHA had a problem with a homeowner and instituted a fine policy, which has been implemented. One home in the Three Peaks neighborhood has been fined twice.

JM said Fox Valley allows short-term rentals as long as tenants comply with the Decs and Covenants of their HOA. The most restrictive covenant - town, master association, or sub-association would rule.

Several questions were shared regarding the cost to Amend the Decs and Covenants of Associations.

GR is suggesting a survey of all the Sub-Association of their rules and regulations regarding short-term rentals. Sub-Associations can use the fine policy of ENPHA if

they come to us with their issue. Board of ENPHA will not enforce Sub-Association issues.

LANDSCAPING PROJECTS

Covered under FINANCIAL REPORT

ENVIRONMENTAL

2017 Plans – Weeds, Trails, Fire Mitigation

A new process was written by current Weed Managers. The process is still in the works. The 2016 Weed Managers recommended not to pursue the Weed Grant in 2017.

JM from Fox Valley is concerned about the Weed Program for 2017 since it will now cost homeowner's money.

The Raven is an integral part of the success of the weed mitigation program.

DRC – Open Projects/Financials

Currently there are 24 projects underway.

JM from Fox Valley has had damage by a builder to the HOA's irrigation system. Should the HOA have the irrigation system repaired at the builder's expense – this problem occurred 2 years ago and has not been resolved.

PROJECTS/DEVELOPMENTS 2017

Verizon Cell Tower-2017 Plans

Silverthorne Public Works Facility

Town Council is suggesting a Public Recycling Facility at the Public Works Facility. GR is asking Sub-Associations to send a note to Town Council regarding their thoughts.

Sub-association Grants

There will be money available. Please submit detailed requests by February 28, 2017. GR is available to help with questions. Please contact him with questions.

Questions

JM is concerned about dog dropping in the neighborhood. A reminder will be sent out in the Packet regarding the issue.

GR adjourned the meeting 8:35 PM.

Respectfully submitted by
Cindy Gordon

