

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
August 10, 2017 – Board Meeting Minutes**

BOARDS MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Jim White (JW), Bob Mock (BM) and Cindy Gordon (CG)

ENPHA Residents: Dave Anderson, JoAnne Nadalin, John Taylor
Eagles Nest Management Services: John Ahlquist (JA)

GR called the meeting to order at 4:00 PM. No changes to the agenda.

ENVIRONMENTAL

Weed Mitigation Program

JoAnne Nadalin began with the summary of financial report of the weed program. A total of 280 lots were sprayed. Joanne is recommending a second spraying to target late emerging weeds (Yellow Toad-Flax and Canada Thistle) to get underway in early September; there will be no cost to property owners. Bob Mock said many of the lots were sprayed with a backpack. The perimeters were sprayed with the hose from the trucks. A total of 3 people sprayed and/or walked the lots and sprayed. Joanne will draft a note to the Opt-In homeowners thanking them for participating in the program. The Opt-Out homeowners that were sprayed will also receive a letter explaining why they are being billed.

BOARD MOTION: CG made a motion to do a second spraying focusing on Yellow Toad-Flax and Canada Thistle. Only properties with known infestations will be sprayed. Cost of the spraying (estimating \$2,500) will be covered by weed spraying billings to date. Any remaining unapplied funds will be applied to next year's spraying budget. LSJ Seconded. Approved unanimously.

JoAnne updated the Board on the Town's position on their inspection of The Raven Golf Course weed issue. The Raven has not authorized Neil's Lunceford to spray the golf course as yet. GR and BM will go talk with the Raven Management regarding the spraying.

Report from BM and JW: Efforts in July were spent working on the weed spraying program. Working with Brian from Neil's Lunceford was a very learning experience. Not only was it a great way to learn more about our noxious weeds but also how they go about eradicating them. They did an awesome job and we look forward to working with them in the future.

A very special thanks to JoAnne Nadalin and Dave Anderson for all the time they put into this program to protect and preserve our beautiful neighborhoods. The program went very smooth and we had very few issues with homeowners.

Chipping schedule:

Week 13 (September 18 – 22): Eagles Nest, Three Peaks, South Forty, Hamilton Creek, Sage Creek Canyon

PROPERTY TAX APPEAL

Update on a tax appeal was presented by John Taylor. One of the properties that was appealed is 6.72 acres on Kestrel Lane that was transferred from Fox Valley to ENPHA 11/2008 as Open Space. The current taxes on the property are \$411.00 per year. This appeal was rejected by the County.

The second property is located on Middle Park Ct. There is a Town water tank adjacent to this property. The current tax on that property is \$88 per year. There is a town water tank on this property.

BOARD MOTION: JC would like permission to spend up to \$1500 to consult with a local attorney regarding the open space vs. private property issue. CG seconded, approved unanimously.

ENVIRONMENTAL

Private property fire protection

New Homeowner on Two Cabins Rd. was told by his insurance company that trees will need to be removed in order to obtain fire insurance. Any plan to remove trees will have to be approved by the DRC.

Trail Restoration

No activity due to the focus on the weed program.

FINANCIAL REPORT

Monthly Financials

JC updated the Board on current financials.

2018 Budget Timetable

JC would like Board to start thinking about 2018 expenses and projects. JC will send out budget philosophies in September. October will be the first draft of the 2018 Budget for the November Board Meeting with approval at the December Board Meeting.

COMPLIANCE

Monthly Status Report

An early Construction Sign was removed after a phone call.

A boat trailer was removed after a phone call.

One pop up trailer was removed without contact.

One pop up trailer was removed after a phone call.

A travel trailer was removed without contact.

A trailer in driveway appears to be temporary. JA will monitor.

BM wants to know how we will handle the chipping not picked up and tagged. JA will handle contacting the owner.

HOA Site Rehabilitation (205 Middle Court)

No resolution with the homeowner. If the Board wants to re-plant the trees, they will need to be ordered by October. GR is working with attorney, Noah Klug, to draft a letter to the homeowner.

Yard Art Issue (195 Highline Crossing)

GR and JA spoke with homeowner and the owner agreed to submit the Minor Modification Form to the DRC for approval of the yard art. If no Form is submitted, GR and JA will speak with the homeowner again.

BUILDINGS AND GROUNDS

Grounds – Community Center

South entrance was one of two stops on the Garden Tour in the Eagles Nest Community this month. Grass and flowers looking very lush and beautiful. Neil's Lunceford is doing an excellent job of maintaining the south entrance and community center grounds

Cost to run a Comcast line is \$14,000. If we opt to do it while Verizon is working on the Tower, the cost would be \$7000. The Board does not wish to approve this expense at this time.

Tulips have been ordered for planting in October.

Community Center usage 5 MJ, 2 Enpha, 1 NP, 6 socials (sub associations , etc) and 5 days of Gramma Camp.

There were also 4 paid rentals at the CC including one party of 150 attendees and the Garden Club. All users are cleaning up after their events and taking good care of the facility.

Center is cleaned bi monthly by an outside service.

The Two Cabins structures were power washed and stained with a preservative last month and the grass was cut.

If anyone knows of any repairs needed please let (PC) know.

PC is looking into extending the gas line to be able to move the gas grills under the

pavilion out of the weather.

Entrances – Raven Entrance Project

PC, BM, GR will meet with Steve, GM of the Raven, to discuss landscaping and holiday lights.

Holiday Decorations – Entrances

Budget for holiday lights is \$2500. Residents would like to include the middle entrance with decorations. GR will meet with Tents and Events and report back to the Board.

DRC

Open Projects/Financials

15 - Under Construction

00 – Approved to Start

00 – Completed

05 - Pending Final Approval

03 – Pending Preliminary Approval

07 – Modification in Progress

01 - Completed Modification

31 – Total Projects

VERIZON CELL TOWER

Construction Status

Verizon Cell tower construction is well under way and on schedule as of this week.

Foundation walls have been poured for the maintenance building and the cell tower foundation. Tower construction to be started this month.

WEBSITE

Updates

CG will send out an email to Board for requesting photos and articles that they would like posted.

CG will work with Val Connolly (Three Bees Knees) to provide a spread sheet showing monthly activity.

SUBASSOCIATIONS

Next Meetings

No meetings planned at this time.

GR adjourned the meeting at 6:10 PM.