

Eagles Nest Property Homeowners Association (ENPHA)  
PO Box 24419, Silverthorne CO 80498  
Minutes, Annual Meeting, March 28, 2015

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Joanna Hopkins (JH), Nancy Keltner (NK), Pinki Faux (PF), John Taylor (JT), Jay Engeln (JE)

GR called the meeting to order at 3 pm, introduced Board Members and explained the contents of the folders which were distributed at the door. A quorum, which requires 170 votes, was announced with 135 mail in ballots and 80 properties represented at the meeting.

GR announced that the meeting would be conducted without interruption and that all questions would be addressed at the end of the meeting.

JH explained the enclosed Balance Sheet and Income Statement for the Design Review Committee (DRC) and the ENPHA Budget. She noted that Annual dues has been raised from \$170 to \$200, to be used for improving and maintaining our infrastructure and open spaces. She reported that our reserves are above \$100,000.

PF, DRC Chairperson, announced her committee members, Linda St. John, Paul Camillo, Fred Stanley, Dallas Byers and Mollie Brunetti. She explained that the purpose of the committee is approve the external appearance of all homes in Eagles Nest, both new construction and major modifications, according to the guidelines of the Declarations and Covenants. These guidelines are posted on our website, ENPHA.org. There were 20 projects in 2014: 11 new homes, 9 currently active; 2 major modifications, 1 active; 5 minor modifications, 4 active; 2 major landscape projects, 1 active. So far in 2015 there are 4 proposed homes. DRC is also involved with the ongoing Foxfield Development on Route 9 in front of the Ponds, and the location of the Verizon Cell tower. Pinki also shared interesting facts for future development: Three Peaks and Elk Haven (south of the Community Center) have a total of 270 lots, 180 already developed. Of the 90 vacant lots, 20 are on the market. In 2014 there were 10 vacant lot sales, in 2013 there were 2.

GR announced Verizon's proposal to place a cell tower on the north parking lot of the Raven. It requires DRC approval and a Planned Unit Development (PUD) change, requiring a  $\frac{2}{3}$  Property Owner approval vote (525 votes). The tower would be a 35' "pine tree" and the maintenance building 18' X 24'.

Stuart Richardson, Eagle Nest Management Services, announced the annual work day will be June 6, 2015. Bring your gloves and tools ready to work, meet some new people and enjoy an

excellent lunch. He also reminded us that the HOA owns a sprayer and weed killing chemicals, available for free to homeowners. For those who do not spray their weeds, the HOA will do it

for you and charge you for the amount of time the sprayers were on your property. The dates for the spraying are 7-13 to 7-17 and 8-24 to 8-28. The county will again be chipping slash properly piled on the roadside. Scheduled dates are 8-3 to 8-7 and 9-21 to 9-25. Look for more details on the website. No plastic bags please.

JE reported that volunteers are needed for trail maintenance on the Annual Work Day. Come prepared for heavy lifting and bring a chainsaw if you have one. The pine beetle threat is over and there is no more mandatory spraying. Our new risk is the spruce beetle and treatment of your spruce trees is recommended, but not yet mandatory. All dead trees must be removed.

JT announced that we have received a grant from the state for noxious weed mitigation. We will work with the Raven to get the golf course weeds under control. Anyone wishing to help spot and spray weeds please contact John at 262-5940. Photos were available showing the great improvement of the South Golden Eagle Entrance and the future plantings for the the Community Center Entrance. The Community Center building will be painted, have rotting logs replaced and be reworked for better drainage. Bird spikes will be installed to deter an invasion of crows.

JH reported the Board is considering a remodel of the Community Center, possibly removing some interior walls to open the space and make it more useable for large groups.

Vince Lanuza reported on the Eagles Nest Metro District. His report is on the website.

GR reported that grants have been awarded annually to our subassociations since 2008. These monies are applied for to be used for specific projects within the communities. The neighborhood associations must provide most of the money. A total of about \$6,500 is awarded annually.

Fox Crossing (now Fox Fields) and Silver Trout are two ongoing projects within Eagles Nest, on the east side of route 9. Both have been proposed for years and have not been approved for several reasons. The HOA Board will continue to monitor. South Maryland Creek is a development on the west side of route 9, north of Three Peaks which is not in Eagles Nest. They have applied for an increase in density, from 83 units to 240 units. There have been several public meetings to share their plans with the community. More public meetings have been planned and the issue will go back to the Town Council on May 27th.

Rich Waterman has been our volunteer webmaster for six years and has decided it is time to step down. The free software which he has been using is no longer supported, so the site must be reprogrammed from scratch. Rich will work with the new master during transition. It was suggested that we need a paid person to take over and the Board will look into possible replacements.

#### Question and Answer Session

During the Question and Answer Session topics discussed included more detailed information on contractors used and a breakout of expenses, variances in the Treasurers Report, more rationale for the dues increase, plans to deal with dead trees and noxious weeds on the Raven Golf Course, more notice for public meetings regarding the South Maryland Creek Development and the results of the litigation with a homeowner that was settled through mediation last September.

GR introduced Reese McCall, the new General Manager of the Raven Golf Club. Reese spoke with enthusiasm about improvements he is planning for many things around the Raven including weed mitigation, the front entrance and cart paths. He has hired new people including a very experienced and knowledgeable groundskeeper and food and beverage manager.

GR announced a total of 218 votes and that all three candidates, GR, PF and JH were re-elected. At our last Board Meeting, after the ballots had been mailed, JH announced that, for personal reasons, she had changed her mind about standing for re-election. According to the By-Laws, it is the responsibility of the Board to fill a vacancy. Long time resident and newly retired CPA and MBA Judy Camp, agreed to be our new Treasurer and will be appointed at the Annual Board Meeting following this meeting. The Board is grateful and delighted to welcome her.

Respectfully submitted,  
Nancy Keltner  
Secretary

