

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
December 8, 2016 Minutes Regular Board Meeting**

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

EAGLES NEST PROPERTY MANAGEMENT: Stuart Richardson (SR) and John Ahlquist (JA)

HOMEOWNER: Dick Bochan

GR called the meeting to order at 3:03 PM.

BOARD POSITION

JW will join the Board as Director, Environmental.

November 21, 2016 e-motion by GR:

"I move that the Board appoint John Whitehead to serve the remaining 2 yrs/4 months of Ann Marie Sandquist's 3-year term (she was elected to the Board at the April 2, 2016 Board meeting)."Seconded by LS and past unanimously.

COMPLIANCE

Monthly Status Report

JA reported that there is nothing new in the neighborhood since submitting monthly report. There were contractors parked at 3 different homes for remodeling.

FINANCIAL REPORT

2017 Budget Planning

JC updated the changes to the budget. Environmental and Open Space have separate budgets from the CC. The two Golden Eagle Entrances have been separated to South Entrance and Middle Entrance. The budget for the middle entrance will come from Verizon Cell Tower Rental and Reserves. The other new project is the removal of dead trees in open space. This will be a three project that was proposed by LS. GR commented that the Legal Budget might be a little low for 2017. Current pending and possible projects may require legal council or mediation.

Board Motion: LSJ made a motion to approve the 2017 budget proposed by JC. PC seconded and the motion passed unanimously.

Board Motion: JC made a motion to set the 2017 dues at \$200 per property. PC seconded and the motion passed unanimously.

DRC Budget is based on 5 new homes going through the design, review and building

process.

Board Motion: CG made a motion to approve the DRC Budget as presented. JC seconded and the motion passed unanimously.

Only outstanding expenditures for 2016 that could cause us to exceed the budget are 2 legal bills for November and December.

Dues Letter and Packet

JC is working with Peggy and Val to implement on-line payment of dues. If a homeowner wants to pay online, there will be a \$6.00 fee to the homeowner. This process should be finalized before the letter goes out on 12/21/2016.

The Dues Letter Packet also will include information on Board elections for 2017, an update from the DRC, information about Nordic skiing and snowshoeing at the Raven, and Phase II Planning for North Pond Park.

Annual Meeting scheduled for April 8. The location is TBD.

ENVIRONMENTAL

2017 Plans

JW wants to develop a committee of homeowner's interested in working on Environmental concerns. Other projects include weeds and dead trees.

Removal of dead trees at 311 Two Cabins

Dead aspen on ENPHA open space property adjacent to a homeowner's property has been taken down.

INSURANCE COVERAGE for 2017

Current policy expires on January 10, 2017. Proposed coverage in the two policies are as follows: (1) Umbrella Policy – increase coverage from \$1MM to \$5MM and (2) Association Policy – increase coverage on the C.Center, Pavilion, and South Golden Eagle entrance, increase the deductible to \$2,500, and increase medical coverage. The Board discussed when to increase coverage to desired levels. JC suggested that we increase coverage with the current carrier effective January 10, 2017.

Market testing of the present policy is underway with a second insurance agent and a proposal is expected during the First Quarter. The Board will review both policies when the new proposal is received.

Board Motion: GR made a motion to renew the current policy with increased coverage effective on January 10, 2017. JC seconded and the motion passed unanimously.

DRC

Open Projects/Financials

PC reported there have been several more inquiries for new projects. Following is a list of current projects:

12 – Under Construction

04 – Pending Final Approval

03 – Pending Preliminary Approval

05 – Modifications in Progress

01 – Completed Modification

25 – Total Projects

BUILDING & GROUNDS

Grounds-Community Center/Entrances

The Raven Entrance is in the design process with Neils Lunceford. The design should be ready to be presented by next Board Meeting. The goal is to work with the owner of the Raven Golf Course and the ENPHA Board. There are a few challenges doing a project on property not owned by the ENPHA.

The Elk Haven neighborhood would like to enhance their entrance. However, the land at their entrance is also owned by the Raven Golf Course. PC is working with the Elk Haven HOA to develop some sort of plan. It was suggested the HOA start some workday projects with their neighbors.

Holiday Lighting

In addition to the Holiday lighting at the South Entrance, decorations have also been put at the CC and the Middle Entrance by volunteers in the community.

Manager's Report

SR presented the final report to be issued under ENMS and contract services will be concluded by the end of the year.

WEBSITE

Activity on the ENPHA Website continues to increase.

Sub Association Meeting

The meeting has been scheduled for December 13 at the CC at 7:00 PM.

Verizon Cell Tower – Lease Agreement

The Lease Agreement has been signed by all parties. Verizon will contact the DRC to discuss the construction planning/timeline in January/February. Verizon has to apply for a Building Permit by mid-March 2017.

Silver Trout – Conservation Easement

The Final Site Plan was returned to Silver Trout for changes several months ago and negotiations continue with the town. Key items are resistance from the developer to pave an entry road from Bald Eagle Road into the property, and the need to revise wetland buffers to provide adequate protection of wildlife, particularly river otters which have moved into the property about the time the last project was approved in 2013.

ENPHA Commercial Site (Foxfield) – Next Steps

GR will work with the Ponds to explore possible financial solutions other than development (like a conservation easement) that could be presented to the property owners.

EXECUTIVE SESSION

Board Motion: GR made a motion to go into Executive Session to discuss next steps regarding the tree cutting incident on Tract J and to review a contract with ENMS for compliance-related work. LSJ seconded and the motion passed unanimously.

Board Motion: GR made a motion to come out of Executive Session. LSJ seconded and the motion passed unanimously.

Board Motion: GR made a motion to extend the deadline until January 15, 2017 for the homeowner that removed trees on Track J and their property and the replacement of said trees. PC seconded and the motion passed unanimously.

Board Motion: GR made a motion to spend up to \$1500 for a negotiation strategy on how to proceed regarding the unauthorized removal of trees on Track J and a homeowner's property and the replacement of said trees by the homeowner. Seconded by PC and the motion passed unanimously.

Board Motion: GR made a motion approve the contract with Eagles Nest Management Services for \$8700 per year and to pay \$40 per hour for special projects approved by the Board. Seconded by PC and the motion passed unanimously.

PC thanked Dick Bochan for the efforts to repair the electrical for the signs at the South Entrance at no cost to the Eagles Nest Property Homeowner's Association. GR presented Dick with a gift card from ENPHA for the outstanding effort.

Meeting adjourned at 5:15 PM.

Respectfully submitted by
Cindy Gordon

