

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
December 10, 2015, Minutes Regular Board Meeting**

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

ALSO ATTENDING: JoAnne Nadalin (JN), Osprey Homeowners Association, John Ahlquist (JA) and Stuart Richardson (SR) of Eagles Nest Management Services, Huib Vriesendorp

GR called the meeting to order at 4:04 PM. He introduced JoAnne Nadalin, of the Osprey sub association, and Huib Vriesendorp (HV).

TREASURER'S REPORT (JC)

- 2015 Full Year Forecast – The Forecast projects a slight operating surplus.
- ENPHA 2016 Budget – The final draft of the 2016 Budget was approved; the draft proposed annual dues of \$170 for operating expenses and \$30 for capital projects. **Board Motion: The 2016 Budget was approved and dues will remain at \$200/property. LS moved, JE second, passed unanimously.**
- Budget Philosophies – JC presented a listing of Budget Philosophies that covered annual budget preparation, preparation of financial statements, and preparation of a Five Year Reserve Study (see below). The Philosophies will be added to the ENPHA By-Laws and posted on the website. **Board Motion: The ENPHA Budget Philosophies were approved; LS moved, GR second, passed unanimously.**
- Capital Budget – JC discussed fixed assets currently included on the ENPHA Balance Sheet and recommended adjustments to more accurately reflect asset valuations. **Board Motions: The 2016 Capital Budget was approved; GR moved, LS second, passed unanimously. Adjustments to capital asset valuations were approved; GR moved, LS second, passed unanimously.**
- Reserve Study – Colorado State Law requires a Reserve Study at least every 5 years. JC reviewed the 2016-2020 Plan including the projected Reserve balances and cost categories (such as capital improvements). **Board Motion: Approved the Five Year Reserve Study; JT moved, JE second, passed unanimously.** JC also recommended allocating up to \$15,000 from any 2015 operating surplus to cover furniture costs associated with the C. Center Remodel project in 2016. **Board Motion: Approved the proposed funds transfer; LS moved, JT second, passed unanimously.**

TREASURER'S REPORT, continued

- Electronic Fund Transfers (EFT) – JC proposed using EFTs to move funds between the HOA operating accounts and the DRC accounts in lieu of writing checks, as an efficiency measure. ***Board Motion: Approved the use of EFTs to move funds between the HOA and DRC accounts; JT moved, LSJ second, passed unanimously.***

YEAR-END PACKET TO PROPERTY OWNERS (GR)

The packet will have a dues letter, wrap up letters regarding the Noxious Weed Program, upcoming Board Elections (2 expiring terms) and DRC information. Short-term rental homeowners will be asked to provide contact information for their property manager(s) to be used in the event of an emergency.

The Annual Meeting will be held April 2, 2016 due to the Easter Holiday in March.

NOXIOUS WEED MITIGATION (JT)

JT introduced JoAnne Nadalin from the Osprey sub association. JoAnne will be taking over the Volunteers Development and Implementation for 2016. She also will prepare a Grant application for 2016. On-going discussions continue with the Town regarding the Raven weed issues. Letters will be included in the Year-End Packet explaining the Noxious Weed Mitigation and the grant and its benefits.

BUILDING AND GROUNDS (JT)

JE has 2 names of contractors for CC remodel. Proposed design for the CC came together by Board suggestions. Questions: Do we want to make changes to the original proposed design and do we want to bring the building up to code? LS will review usage with SR and consider remodel options. The goal is to have a design ready for annual meeting. **The Board agreed to schedule a separate meeting on January 21, 2016 at 2:00 to further discuss the CC Remodel.**

PROJECTS/DEVELOPMENTS (GR/PC)

Verizon Cell Tower -- Drawings (site plans) are scheduled to be delivered next week. Further discussion is needed with Verizon regarding the Lease Agreement.

Silver Trout (ST) Owners wish to install temporary barrier fences across the two entrances to ST to prevent abuse and trespassing. The DRC is reviewing the request.

DRC (PC/LSJ)

One property CO'd, 1 property very close to CO,, 1 new start on Arnica, 3 properties approved – no start date at this time, 1 property pending final DRC approval. There have been 225 units built since 1991. Presently, there are 90 vacant lots in ENPHA, not including the Silver Trout or Foxfield Townhomes projects. There have been numerous requests for modifications.

WEBSITE (LS)

Last month, there were 173 users of the website, the majority were new users. Uploads to the website should be submitted to LS who will manage the timing so as not to exceed our limit of 10 uploads per month before Webmaster fees increase.

LS and Val Connolly (ENPHA Webmaster) are working on the Community Center (CC) reservation system. Google calendar format is very adaptable for processing CC reservation requests and the ENPHA Calendar would be immediately updated at time a CC reservation is confirmed. Some additional development time for Val will be needed and LS is requesting an additional \$450 be added to the website budget. **Board Motion: Increase 2016 Website Budget by \$450 for additional work on the Reservation System. LS moved, GR seconded, passed unanimously.** LS would like to announce the launch of the reservation system at Annual Meeting in April.

MANAGERS REPORTS (JA/SR)

JA reported that all non-compliances identified in November have all been resolved. He has finished his annual review of property records (comparing to County records) and 13 updates were made. GR said installing holiday lighting at South entrance is not finished yet. He will meet tomorrow, Friday, 12/11 with Colorado Tents and Events to agree to a plan to finish the lighting.

EXECUTIVE SESSION

GR called a motion to move into Executive Session to discuss a contract proposal. The motion was seconded by LS and approved unanimously. The non-Board members left the room. ***GR moved and JT seconded to move out of Executive Session; the motion was approved unanimously.*** It was agreed to extend the present contract with Eagles Nest Management Services (ENMS) on a month-to-month basis for a maximum of three months at the present monthly rate of \$2,566. This will allow time to prepare a new contract that more correctly aligns with current HOA practices for compliance and facilities, and the introduction of a new reservation system for the Community Center.

The meeting was adjourned by GR at 6:35 PM.

Respectfully submitted.
Cindy Gordon, Secretary