

Eagles Nest Property Homeowners Association
PO Box 24419; Silverthorne, CO 80497
Minutes – Regular Board Meeting
July 9, 2015

BOARD MEMBERS PRESENT: George Resseguie (GR), Judy Camp (JC), Jay Engeln (JE), and Linda St. John (LSJ).

ALSO ATTENDING: John Ahlquist (JA) and Stuart Richardson (SR), Eagles Nest Management Services.

PROXIES: Nancy Keltner (NK) and Len Shipman (LS) to GR.

GR called the meeting to order at 4:00.

WEBSITE (JC): The selection committee of JC, John Taylor (JT), Fred Stanley (FS), and Rich Waterman (as a consultant) recommended Three Bees Knees Productions, Inc. (TBK) as the most qualified firm to be ENPHA's webmaster. There were a number of responses to the RFP, including some that were generated from the ENPHA website posting, and from 2 semi-finalists, TBK was selected. **Board Motion: JE moved and GR seconded that ENPHA hire TBK as the ENPHA Webmaster with the expectation the website will be up by the end of August. The motion passed unanimously.** For 2015, it will cost \$2,000 to develop a new website and migrate the existing website information to a new host/software. A total of \$1,500 will be needed for related expenses, including about \$200 incurred YTD. A budget overrun of about \$2,500 is anticipated; it will be funded from the Reserves. LS and FS will be liaisons with TBK for the Board and the DRC respectively.

VERIZON CELL TOWER (GR): The framework of the project is a 30' monopine tower, a 12' x 26' maintenance building, and rent of \$1,350/month for a standard lease agreement. Rents will automatically increase by 15% for each 5-year renewable term. The framework is acceptable to the Board, pending receipt of a formal proposal. Verizon is putting together the project details/contract; delivery timing keeps slipping. GR to follow-up.

FOXFIELD TOWNHOMES (GR): Project developers have advised the Town of Silverthorne they tentatively plan a new submission in August. The Board and The Ponds, have issues w/Foxfield regarding density, compatibility, and site disturbance.

FINANCIAL REPORT (JC): The Balance Sheet and Income Statement will be posted on the website. There is 1 remaining unpaid dues account; JA to follow-up. The legal expense account is 1 of 3 over-budget line items; funding options were discussed and GR will follow-up. Focus for next Board meeting will be a review of the Reserve accounts.

DRC (LSJ): Nine homes are in construction; 2 major modifications and 2 pending projects are in review. Review fees must be established for multi-family projects.

WEED MITIGATION PROGRAM (SR): Four days of spraying have been completed (110 properties); one more day is planned for this first phase. Primary weeds treated have been thistles. State grant funding of up to \$2,500 is available to offset costs incurred through June 30.

COMMUNITY CENTER REDESIGN (JE): Next step is to develop architectural drawing(s) sufficient to request quotes for the project. SR will follow-up with Joanna Hopkins regarding an engineering evaluation of the C. Center that was completed in March.

XCEL POWER LINE WRAP-UP (JT via e-mail): Two invoices (\$1,547) remain outstanding with XCEL.

CORPORATE DOCUMENTS (GR): Fine schedule needs to be formalized now that the Governance Policies have been approved. Board agreed that the President will hold the original ENPHA documents (By-Laws, Articles, Decs, etc.) and the website will be annotated with that information. An "Overview of the Decs and Covenants" on the website must be removed as it includes information not always consistent with ENPHA Decs; GR to follow-up.

COMPLIANCE (JA): The Decs & Covenants do not prohibit garage sales (homeowner question raised with JA). Another homeowner is in continual non-compliance regarding trailers and a boat. JA will continue to work with him.

FACILITIES (SR): C. Center is use in June for 12 of 30 days; July includes the "Granny Camp". ENPHA sub-associations are using the site more frequently. Coordination with Neils Lunceford (NL) has resulted in impressive results at the South Entrance and the C. Center entrance and grounds. Plans for 2016 will include straightening up the electrical box at the front entrance.

ENVIRONMENTAL (JE): Homeowners will be notified of dead trees, and ENPHA trails that need more gravel will be identified. A strategy for preserving the historic "two cabins" structures in Three Peaks will be developed.

SUB-ASSOCIATIONS: Elk Haven -- SR/JT reported that water is on for 9 trees using ENPHA water; Board agreed to hold off billing for usage until 2016. GR/JT to assist Elk Haven in organizing its sub-association.

GR adjourned the meeting at 5:45.

Respectfully submitted,
George Resseguie, President