

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
June 8, 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)

Liv Sotheby Agent: Marty Frank
ENPHA Resident: Dave Anderson
Eagles Nest Management Services: John Alquist (JA)

GR called the meeting to order at 4:00 PM.

SILVER TROUT

GR introduced Marty Frank representing Joanna Hopkins from Silver Trout. Marty attended the meeting to present a marketing Billboard that the Developer would like to put up on their property. The proposed sign measures 3' x 5' that will be supported with 2 – 4 x 4 posts. Six units are sold presently of the 29 units available. The sign will stay up until all the units are under contract. The sign would go up within 7 days.

JA reviewed Decs and Covenants and an amendment to the original document that was recorded in 2/1984. The amendment allows all signs be approved by DRC prior to installation. The Ponds had a large sign prior to the HOA being turned over to the homeowners. The Decs have no rules regarding Commercial Property within ENPHA.

BOARD MOTION: GR motion to approve one sign for Silver Trout as multi family project only as requested in the version we received. The location will be at the entrance to Silver Trout on Bald Eagle Rd., and will be one sided. Second CG, unanimously approved.

FINANCIAL REPORT

Monthly Status Report
Nothing unusual to report for the month.

2017 Dues Collection

All dues are paid. Final payment came in at the end of May. Total late fees total \$600.

COMPLIANCE

Monthly Status Report
The canoe kayak and trailer were removed as had been promised.

There was a motorhome, camping trailer, two utility trailers, and two out of compliance for sale signs.

The motor home and three trailers were removed after three visits and one phone call. New for sale signs have been ordered and will replace the out of compliance signs after one phone call and an email.

JA had a question from a homeowner regarding Air BNB. JA reviewed the rules with homeowner for nightly rental. GR also has had inquiries regarding Short Term Rentals.

Some residents living near rental properties have put up deterrents to discourage trespassing by renters on private property.

HOA Site Rehabilitation (205 Middle Court)

GR shared a letter from the homeowner and it was discussed by the Board. The Board further discussed options to move forward with the fine and the replanting. A counter to the homeowner's offer will be presented by the Board.

JA discussed a strategy if we ever have trees cut down on our open space.

Yard Art Issue (195 Highline Crossing)

Homeowner agreed to remove yard art in February and to date he still has not removed yard art. Per the letter that was sent by the HOA, he is now being fined and will have 10 days to remove the art. If the homeowner chooses not to remove the yard art, a daily fine will be imposed. JA and GR are going to make a final attempt to discuss the issue of the yard art with the homeowner before a daily fine is imposed.

ENVIRONMENTAL

Weed Mitigation Program

Flowers will be planted in the flower pots at South Golden Eagle entrance. Pots at the Community Center will be planted next week.

Dave Anderson shared the progress on the Weed Program. 101 homeowners (60% of homeowners in old Eagles Nest and Three Peaks) have opted in and 9 of 11 sub associations have opted in to the weed spraying program. June 20 at 10:00 AM there will be a meeting with Neils Lunceford to organize the weed spraying throughout the Community. One final email will be sent to homeowners prior to the organizational meeting that have not responded.

Plans for Trees & Trails

JW and BM met with Dan Schroder with the County Extension Service on June 6th. He gave good insight as to what needs to be done and what to look for. It actually will reduce the amount of work needing to be done. There are several areas that require our attention.

As for trails, BM and JW have covered almost all areas. They should have clear access at this time. BM and JW will continue to work on widening the space along the trails themselves.

There were several tree/log forts discovered on association property. They will need to come down as they are rotting and a danger to anyone who might venture into them. BM is going to take the forts down.

JM and BS have cut a few trees that were eyesores around the neighborhood. JM and BS have received good feedback from homeowners for doing this work.

JW and BM have noted the large population of dandelions. They feel that this needs to be addressed before next spring/summer weed spraying. By waiting to spray in July we miss killing them.

Fire Mitigation

JW and BM discussed the need for a firebreak. The current firebreak needs to be redone since the vegetation has grown over and trees have fallen.

Trail Restoration

Jim Ernst is asking for help to restore the trail near his home. BM is suggesting that we allow homeowners clean up the trails when they are hiking. All the ENPHA trails are clear.

SUBASSOCIATIONS

Elk Haven Entrance Landscaping

GR would like Neils Lunceford to bid on the landscaping project at the entrance to their neighborhood. GR will give the Ceres design plan to Neils Lunceford. Elk Haven has requested \$8,722.00. A grant of \$2200 was approved by the Board previously.

Board Motion: JC made a motion that no additional funds be given to Elk Haven this year for their landscaping project. Seconded by JW. Approved unanimously.

BUILDING & GROUNDS

The Town will be chip and sealing roads in Eagles Nest this summer.

Grounds – Community Center Activity

17 – Total Days of use

11 - Mahjong

5 - Nonprofit

1 - Rental

The roof and gutters at the CC had to be repaired. Some marmot traps had to be set. Traps will be pulled on the weekends.

Raven Entrance

PC is working through Steve at the Raven to see if the proposed landscaping plan at the middle entrance can be approved.

ENPHA Workday

PC reviewed projects for workday.

DRC

Open Projects/Financials

12 – Under Construction

2 – Approved to Start

0 – Completed

4 – Pending Final Approval

2 – Pending Preliminary Approval

3 – Modifications in Progress

0 – Completed Modification

25 – Total Projects

VERIZON CELL TOWER

Construction Plans

Contract for construction has not been awarded. Goal is to have a contractor and a start schedule by July 1.

GR adjourned the meeting at 6:00 PM.

Minutes respectfully submitted by

Cindy Gordon

Secretary