

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
April 14, 2016 Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Ann-Marie Sandquist (AS), Cindy Gordon (CG)

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

Proxy: Len Shipman (LS) proxy to GR.

GR called the meeting to order at 4:03 PM.

GR reviewed the positive feedback from the homeowners regarding the Annual Meeting. It was suggested there be a social hour after next year's annual meeting and the Christmas lights at the main entrance be improved. There were no questions from the attendees about the Verizon Tower Project.

BUILDING AND GROUNDS

LSJ reported the renovations at the Community Center should be finished in about a week. Painting, countertops, backsplash, and other misc. items are on the list to be finished. There will be a construction cleaning before it can be used. The May rental calendar needs to be reviewed to make sure there are no reservations prior to final completion. The ENPHA Neighborhood Open House will be May 7 at 6:00 PM. GR will send out the invitation for the Open House.

COMMUNITIY CENTER RULES AND REGULATIONS

LSJ would like a committee created to review the CC rental rules and regulations. The committee will be LSJ, PC, AS, and CG. The committee will review any new CC rental requests until new policies and procedures are in place. Once the committee has its recommendations, JC will review and make recommendations concerning payments.

ENPHA MANAGERS' REPORT

Facilities

SR reviewed the report he prepared per the new contract. Neil's Lunceford has been paid in full for work this spring/summer, resulting in a large cost saving to the Association. The sprinkler damage from the snow removal at the main entrance will be repaired by ENPHA. The Town of Silverthorne will do curb repair and landscaping restoration at the South Entrance.

Facilities, cont'd

Reservation system is still going through its development issues. Soon reservations will be made through the website. SR explained his system for determining the price for CC reservations - Civic reservations are Friends of Eagles Nest Wilderness, or other recognizable organization. Some body in these groups must be a property owner in the community and attend the function. Other HOA's such as The Ranch can use the CC at no charge for their neighborhood events. Three Peaks (TP), which does not have it's own HOA pays \$35.00 per event. The committee formed by LSJ (see above) will also look at these current policies and procedures.

Compliance

JA discussed complaints regarding garbage at Rental Properties. JA suggests that The Board adopt a rule or regulation concerning garbage and political signs. GR suggests that the covenants for all the Sub-Associations be reviewed to determine their policies for garbage and political signs. The Board can then determine how to proceed. JN suggests that the board make changes/additions to the current declarations and covenants by establishing new rules, rather than by a vote of the ENPHA membership.

FINANCIALS

JC reported the largest expense in March was Neil's Lunceford prepayment for the spring/summer work to be performed, which saved about \$1600. Twelve Homeowners received letters for past due ENPHA dues which included a \$100 late fee. However, not all of the late fees may be collectible. If homeowner's don't pay in April, the fine increases again in May. The Board has the right to turn over the unpaid bills to a collection agency or an attorney at any time. One property is back in foreclosure with an unpaid HOA bill. LS, GR and JC will continue this discussion regarding collection for unpaid HOA bills.

JC updated the signers for the bank account at 1st Bank with the change of the Board Members.

WEEDS

JN reported the weed grant is still being reviewed by the State. The Weed Warrior group is coming together. JN is working on the mapping. JN will let the Board know when the weed grant is approved by the State. SR asked what will happen if we don't get the grant. The Board agreed that the homeowners would be billed as they were in years past.

DRC

LSJ reported the following: 2 homes completed this year, 9 homes under construction, 3 homes pending final approval, 4 homes in process, and 2-3 requests for modifications. Priscilla Engeln and Jim Leuthauser are helping out. Molly will be returning to the DRC committee. It is going to be a busy summer.

PROJECTS

Verizon Cell Tower Project

Verizon Site plan was reviewed by DRC. Touch up things being done at this time on the site plan. Last 4 issues in the lease agreement are being resolved. Once the planning is completed, a sub-association meeting will be held to go over everything. An information meeting for owners will be held in mid-May.

SILVER TROUT aka Lot 5 in The Ponds.

The owners have come back with a preliminary site plan. It was approved by the Town Council in 2013, but work never began and the approved application expired. It will be re-presented to the Planning Commission in May. GR will continue to keep everyone on the board updated on progress.

WEBSITE

JA has been receiving good feedback about questions. The sight is getting a lot of hits. LS was absent to discuss the monthly activity. SR suggested a link on the website for the Sub Associations to include their declarations and covenants.

SUBASSOCIATIONS

GR is planning another meeting with the Presidents in early May.

EXECUTIVE SESSION

GR moved to go into Executive Session at 5:45 to discuss a compliance issue regarding a builder. The Motion was seconded (LSJ) and passed unanimously. JC further moved to reconvene the meeting after the conclusion of the Executive Session for the purpose of taking any action(s) deemed necessary. The motion was seconded (CG) and passed unanimously.

The Board agreed to the action recommended by LSJ and PC regarding the compliance issue of a builder.

GR adjourned the meeting at 6:05 PM.

Respectfully submitted by,
Cindy Gordon

