

**Eagles Nest Property Homeowners Association (ENPHA)  
P.O. Box 24419, Silverthorne, CO 80497  
January 11, 2018, Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GP), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Bob Mock (BM), and Jim White (JW)

Eagles Nest Resident: JoAnne Nadalin (JN)

Proxy: Cindy Gordon to Bob Mock

Eagles Nest Management Services: John Ahlquist (JA)

GR called the meeting to order at 4:00

**TREASURER'S REPORT**

**Year-end Financial Results (JC)**

Financial statements and the General Ledger will be available by the end of January

**Collection of Past Due Weed Invoices (JA)**

- There are 17 past-due accounts (\$1,075). Agreed to write off 3 accounts for properties that have been sold or are in foreclosure (\$200). Will begin phone calls to owners the week of January 15. Owners who have accounts that are past-due are no longer ENPHA members in good standing.
- Late fees (\$25 per account) will be imposed starting in February.

**TOWN UPDATES (JN)**

- Silver Trout Development – Beavers have arrived!
- Verizon Cell Towers – Verizon will install small cell towers on the roofs of the Town's Public Works Building and the Silverthorne Pavilion. These small towers will improve service by absorbing some of the increasingly high volume of cell calls and data downloads.
- Broadband Initiatives – Northwest Colorado Council of Governments (NWCCOG) is working to improve broadband service in Summit County. Projects include creating a secondary "route" to Denver using mostly existing cable, and building its own WIFI network for local governments. The Town would like feedback from ENPHA regarding broadband needs.
- Smith Ranch Development – There will be an Open House at the Silverthorne Pavilion from 4:30 – 6:30 on January 31.
- Apartment Project adjacent to the Town Center – Project received preliminary approval by the Town Council on January 10. Conditions that must be corrected include developing a parking management plan and reengineering some elevations. Project then must come back through the Town for Final Approval.

## **2018 ANNUAL MEETING PLANNING (GR)**

- The Annual Meeting packet will be mailed no later than February 3.
- The Meeting agenda was approved.
- GR will confirm a speaker for the Eagles Nest Metro District Report. Vince Lanuza who has handled the report at previous meetings will be unavailable.
- PC will research a sound system for the meeting. The room setup will be the same as at the 2016 meeting.
- PC will confirm a speaker(s) from the Raven Golf Club.
- Potential display boards include information on the 2018 Weed Spray Program and Town building projects. Will be confirmed at the March Board meeting.
- Verbiage in the Proxy will be revised. A question was raised regarding the confidentiality of the Proxies. As in prior years, proxies will be received by the ENPHA bookkeeper. As in previous years, results will be tabulated and delivered to the Secretary who will announce the results at the Annual Meeting. No other Board member sees the proxies or the results before the Meeting.
- The Special Board meeting to elect officers will be held on or before the April 12 Board meeting. Timing will be confirmed at the March Board meeting.

## **SUB-ASSOCIATIONS (GR)**

One grant request has been received and 3 other sub-associations are considering grant requests for 2018. Reminders will be sent to respective Presidents to have grants to the Board by the end of January. Beginning with these minutes, Board meeting agendas and minutes will be provided to sub-association presidents.

## **BUILDING AND GROUNDS (PC)**

### **Grounds and Entrances**

- All facilities and the 3 entrances enjoyed a festival of light during the holidays; a number of positive comments have been received. Raven Snow Fighters are doing a good job keeping the Community Center drive and parking lot free of snow. Gutters and downspouts were installed on the Verizon Cell Tower facilities building.
- Snow Shoe Event – Scheduled for Saturday February 3 from 5-9 pm. A “Save the Date” notice has been sent to Sub-Association president for further distribution, and an e-mail invitation will be sent to members on January 19.

### **Community Center Usage**

8-Mahjong; 3-ENPHA; 1-Non Profits; 1-Socials; 1 Paid Rentals

## **COMPLIANCE**

### **Monthly Status Report (JA)**

Issue regarding a pet cage outside an owner’s home at 205 Middle Park Court will be followed up the week of February 15. No other issues have been identified since the December 14 Board meeting.

**HOA Site Rehabilitation (205 Middle Court/Tract J) (GR/JC/PC)**

ENPHA will decline an offer of settlement received on December 29 because the amount offered was significantly less than the balance owed to restore the site. A monthly Statement of Account regarding a Special Assessment (Lien) on the property will be sent to the owners beginning January 12.

**DRC (PC/LSJ)**

**Projects**

2 – Concept

6 – Preliminary

9 – Under Construction

1 – Completed

3 – Modification Approved

21 – Total Projects

Follow-up letter will be sent to the property owner at 195 Highline Crossing requiring the removal of non-compliant yard art.

**VERIZON CELL TOWER (GR)**

Verizon will conclude testing of the new site by the end of January. GR to follow-up with Verizon for feedback.

**WEBSITE** – no discussion.

**ENVIRONMENTAL**

**Trees and Trails (BM/JW)**

The month of December brings us to the close of the year. There were no complaints and no requests related to trees or trails. One fallen tree was removed. Team is in the early stages of 2018 planning that will continue to improve the quality of our fine neighborhoods. Please advise of any areas that require attention.

**2018 Weed Program (JN)**

There will be a mandatory noxious weed spray program again in 2018. A change from 2017 is that owners only have to opt-out of the program. All other lots will be surveyed and sprayed if weeds are found. Spraying costs are the same as 2017 -- \$50 for assessment/spraying and \$75 if weeds are found after July 8 on a lot that opted out. Team expects spraying to take place in mid-July. Spraying programs for sub-associations(S-A) are the same as 2018. The S-A will be required to have a representative accompany the spraying team to verify property boundaries.

**EXECUTIVE SESSION** – not required.

GR adjourned the meeting at 5:50PM.

Respectfully Submitted  
George Resseguie, President