

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION (ENPHA)
ANNUAL MEETING
RAVEN GOLF COURSE CLUBHOUSE
APRIL 8, 2017**

BOARD MEMBERS PRESENT: George Resseguie, Linda St. John, Paul Camillo, Judy Camp and Cindy Gordon. NOT PRESENT: Len Shipman

EAGLES NEST PROPERTY MANAGEMENT: John Ahlquist

ENPHA Homeowners: Dave Anderson and JoAnne Nadalin

WELCOME

President George Resseguie called the meeting to order at 3:10 PM. He opened the meeting thanking the Raven Golf Club for allowing us to host our meeting at their clubhouse. George introduced the members of the Board, the ENPHA Compliance Manager and Weed Program Coordinators Joanne Nadalin and Dave Anderson. George explained the materials in the folders and the format for the meeting.

VALIDATION OF A QUORUM

A quorum for the meeting, which requires 20% of the properties be represented, was established as owners of 69 properties were in attendance and 172 proxies were received for a total of 241 properties represented. This represented 31% of the ENPHA properties.

TREASURER'S REPORT

Judy Camp outlined the report she will be presenting. There is \$101,000 in reserves for the organization. There is \$19,000 in DRC reserves. The primary source of funds is the \$200 annual dues paid per owner. This past year we were able to negotiate a second revenue source with the Verizon Cell Tower contract; a monthly lease payment of \$1,350 will begin in April 2017. We also received a one-time payment from Verizon of \$6,000 for reimbursement of legal expenses.

Another large project completed in 2016 was the renovation of the Community Center. From the financial side, it was completed on time and within budget. Total cost was \$55,000. Several maintenance issues, including pest control and regular cleaning service at the Community Center were addressed following the renovation and are reflected in increases in the 2017 budget. The annual snowplowing contract was also put out for bid with the contract remaining with the Raven Snowfighters after review of the three proposals.

Premiums for our Residential Community Association Policy and our Umbrella Policy were increased for 2017 for additional protection of assets and medical coverage. Holiday decorations were improved, and the added expense will be reflected in the 2017

budget.

Changes were also made in the Facilities Management area that included restructuring the reservations system for the Community Center to provide on-line reservations and payments.

For 2017, funds have been allocated to remove the dead trees in ENPHA Common Space. This will be an ongoing project. Funds have also been allocated for the beautification of the middle entrance. This is a complicated project due to the multiple owners (Raven Golf Course, Town of Silverthorne, etc.) of the land at that entrance.

VERIZON CELL TOWER

All business items have been completed and lease payments began in April. The project is now with the DRC. Verizon is currently in the permit process. The plan is to start this summer with completion this year.

DRC

Linda St. John updated the construction status for the year. There were 9 – New Home Applications; Averaged 10 Homes under construction; five homes completed. Two homes were in the Parade of Homes. Currently 12 homes under construction, 4 approved to start in the spring, and 3 in the review process. Eight modifications have been received and five have been approved.

Silver Trout is a 29-unit development that is in review process. The project has been approved by the Town. No start date has been determined. Linda St. John recognized the DRC Committee Members and thanked them for their time. Linda also thanked the Community for contacting the DRC for their home projects.

WEEDS

Dave Anderson explained the noxious weed program. The purpose for the program is to strengthen the neighborhood so the weeds will not take over the native plantings. John Taylor started the program several years ago. JoAnne Nadalin agreed to work with Dave Anderson on a new weed program.

JoAnne thanked the volunteers of the weed program. Approximately 1000 hours have been spent over the past 3 years. The State requires that we control noxious weeds. The data collected from the previous years will be used by Neils Lunceford for this year's spraying program. JoAnne explained the opt in /opt out program. Homeowners need to make their decision by June 15 to sign up for the program. The spraying is weather dependent, and we anticipate it to be completed by mid-July.

“Mop up” spraying for missed weeds will be done at the end of July.

The Raven did a much better job spraying weeds on the golf course property. The Town has hired a part time Code Enforcement Officer. Please let JoAnne know if you see weed

issues in the Community.

Question regarding the weed grant: No grant from the state this year. The costs will be the responsibility of individual homeowners or sub-associations.

Question regarding weed spraying: No one from Eagles Nest will be present when Neils Lunceford is spraying. The same person that has sprayed for Neils Lunceford in the past will be spraying again this year.

Question regarding vacant lots: Owners of vacant lots are responsible for their weeds and need to opt-in or out.

Question regarding available pesticides: The pesticides will not be available to homeowners as they have in the past. The law regarding repackaging prevents the ENPHA from providing the pesticides. How will the homeowner's know what is the right spray to use for their noxious weeds. Dave Anderson will respond to questions regarding specific pesticides for various weeds. The sprayers owned by ENPHA are still available – contact Paul Camillo.

Joanne would really like Opt In/Opt Out forms turned in at the meeting. Other option would be for homeowners to sign up through the website.

Question regarding notification by Neils Lunceford before spraying: Homeowner's will not be notified ahead of time when their property is going to be sprayed. They will flag each property after it has been sprayed. Joanne Nadalin and Dave Anderson will see if a notification process can be worked out.

Question regarding the success of the weed program: The reduction of the noxious weed population has been very effective since the spraying program was developed. John Taylor shared his knowledge on the effectiveness of the program.

Question regarding the common area ownership: The common areas are owned by the Eagles Nest HOA. They will be sprayed by the HOA. Historic Two Cabins on Two Cabins Rd. needs more attention to weeds. Homeowners that pull weeds need to be bagged. Do not leave them on the sidewalk.

Question regarding the previous surveys: The survey information for the individual properties is available by contacting JoAnne. JoAnne's contact information is on the website.

Question regarding the quality of the weed spraying last year: Homeowner complaint regarding the quality of the weed spraying last year. If you are unhappy with the spraying done on your property, please contact JoAnne.

Question regarding Sub-Associations and the weed program: Individual owners cannot

opt out if the sub-association has opted in unless there are special circumstances.

ENVIRONMENTAL

Currently no Board Member on the board to look after Tree Care Programs and Trail Maintenance Plans. George explained what is currently being done by the Board until new Board Members have been elected. George talked briefly about the importance of tree spraying.

Regarding tree safety, ENPHA cut down a large tree on ENPHA property that endangered a home nearby. This year, all HOA open space properties will be surveyed and dead trees that are most dangerous to the trail system or nearby homes will be addressed first. The County Chipping program will be the same as last year. A Fire mitigation program is in the works and will require coordination with the US Forest Service.

Question regarding dead trees on the Raven property: The Raven will be encouraged to remove dead trees on their property.

BUILDING AND GROUNDS

ENTRANCES

The South Entrance tulips were coordinated by Dave Anderson. Several volunteers helped plant the 5000 tulips.

Middle entrance work requires coordination with the Golf Course and the Town of Silverthorne. Once a new manager for the Golf Course has been hired, Paul will work with the new management to work on the middle entrance.

COMMUNITY CENTER

There has been a lot of interest to use the Community Center since the renovation. Reservations for the Community Center can be done online.

ANNUAL WORK DAY

The ENPHA Annual Work Day has been scheduled for June 10. Trails, Open Space and the Community Center will be targeted for work. The website will be updated with more information regarding the Annual Work Day. Homeowners should check website for things going on in our community.

EAGLES NEST METRO DISTRICT

Vince Lanuza presented an outline of the extra property tax being paid by residents of the Eagles Nest Metro District, which includes ENPHA. The additional assessment pays down the bonds issued to finance infrastructure. The Eagles Nest Metro District Board has been able to reduce the mill levy over the years. For every \$1,000 of an owner's tax bill payable in 2017, \$232 is for the extra mill levy.

COMPLIANCE

John Ahlquist said issues have been the same as previous years. Most issues take care of themselves. John contacts homeowners in person or by phone. Lots of trash and dog droppings are being uncovered as the snow melts. John also helps collect late dues payments. Make sure the ENPHA has your email. Email addresses are used strictly for business purposes relative to the association and are never shared with anyone.

SUB-ASSOCIATIONS

There are 783 properties in Eagles Nest. There are 12 Sub-Associations with in Eagles Nest. 50% of the property owners in Eagles Nest live in a Sub-Association. The ENPHA Board works closely with Sub-Association Presidents.

OWNERS COMMENTS

Ken Gansmann shared background information about Silverthorne and supported Silverthorne Town Council's decision not to impose flow control in the town as Summit County and other towns have. Flow control requires any waste generated in jurisdictions with a flow control ordinance to be taken to the Summit County Resource Allocation Park (SCRAP). The Resource Allocation Plan has approximately a 40 year life expectancy. Trash and recyclables are key to this plan. Currently, Gansmann reported, recyclables taken to SCRAP are consolidated and are being taken to the Front Range and buried in landfills there. 60% of the recyclables are produced by non-residents of the county.

ENPHA residents were encouraged to analyze their costs for trash and recyclables pick-up services; cost savings may be available from trash hauling companies that have alternative dump sites/transfer stations.

Gansmann is asking homeowners to contact County Commissioners regarding the added expense to the residents because of the trash going to one landfill. We are in District 3 for the County Commissioners and are represented by Karn Stiegelmeier.

Les Boeckel thanked Ken Gansmann and Dick Bochan for putting together a plan to test back flow units in sprinkler systems throughout Three Peaks, with associated cost savings.

BUSINESS ITEMS/RAVEN INFORMATION

Election of Directors

GR introduced the 2 candidates for the Board – Jim White and Bob Mock, both residents of Three Peaks, who were subsequently elected to 3-year terms.

RAVEN GOLF CLUB UPDATE

Bernie Benedict gave an update on the happenings at the Golf Course. Hopefully a new manager will be appointed soon. Chef John is coming back. Mother's Day Brunch will

be opening day.

Website will be updated regularly for Nine and Dine and Wine and Dine. New management should be in place by the end of the month.

RECOGNITION

George thanked Len Shipman for his service on the Board over 2 separate 3-year terms. Len has been Secretary, the Webmaster (he played a key role in developing the present Website) and Vice President focusing on good governance policies and special projects. Len will be missed and we thank him for all the work and contributions he has made to the Association-

Meeting adjourned at 5:00 PM.

Respectfully submitted by
Cindy Gordon
ENPHA Secretary