

Eagles Nest Property Homeowners Association (ENPHA)

PO Box 24419, Silverthorne CO 80497

September 14, 2017 – Board Meeting Minutes

Attendees

- Board Members: George Resseguie (GR), Judy Camp (JC), Paul Camillo (PC), Bob Mock (BM), and Linda St. John (LSJ).
- Proxies: Cindy Gordon to JC; Jim White to BM
- Eagles Nest Management Services: John Ahlquist (JA)
- Volunteer Weed Spraying Coordinator: JoAnne Nadalin (JN)

GR called the meeting to order at 4:00 PM

Environmental

- Weed Spraying Program (JN) – First spraying has been completed (280 lots) and the second spraying is scheduled for the week of Sept 18. Spraying invoices have just been mailed; limited response to date. JA and BM discussed improvements for 2018 as follows: (1) use “sandwich boards” to notify neighborhoods when spraying will be done; (2) provide information to owners about seed production and dormancy; (3) have a sub-association representative accompany the spraying team to clarify property boundaries, particularly with ENPHA open space; (4) simplify the process for opt-in/opt-out – assume owners have opted-in unless they opt-out (reverse of the process used in 2017); and (5) communicate that early spraying may not be effective and owners choosing to opt-out need to monitor their property regularly.
- Raven Golf Course Weed Spraying Program (JN) – Spraying program ongoing by the golf club. Town of Silverthorne (TOS) will survey the golf course by the end of September to evaluate progress per an agreement between the golf club and the TOS for weed mitigation.
- Tree Removal Projects/Trail Restoration – (BM) – County chipping team will be in ENPHA the week of Sept 18. In October, fire mitigation efforts will focus on chipping dead trees in ENPHA open space properties near The Ranch and within Old Eagles Nest and Three Peaks neighborhoods.

Financial Report (JC) –

- All had reviewed financials distributed. There was no further discussion.
- Budget Philosophies for ENPHA general operations were adopted in 2015. The Philosophies specify general accounting principles for preparing financial statements how Reserve accounts are managed. Philosophies also were adopted for the DRC with similar details. After discussion, all agreed that no changes are needed.
- At the October Board meeting, Directors will provide budget requests and rationale for budget line items assigned to them.
- Work will begin on the Property Tax Appeal project in October.

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Compliance

- Monthly Status (JA) – minor issues; all resolved
- ENPHA Site Rehabilitation (GR) -- ENPHA Tract J (GR) – awaiting response from property owner regarding restoration of the property. After discussion, Board agreed to proceed with rehabilitation in 2017.
- ***Board Motion: GR to sign a contract with Ceres Landcare to order/plant 59 aspens (2" and 3" diameter) on Tract J. Estimated cost of the project is \$17,500. BM moved; PC second; passed unanimously.*** Trees will be planted in October. Ceres will provide water for the new trees. ENPHA attorney will follow-up with property owner in October if no response received.

Building & Grounds

- C. Center and South Entrance (PC) – reviewed monthly report. Season is winding down at the south entrance – plantings will be thinned out and watering will be once a day. Tulip planting scheduled in a couple of weeks. Planning for 2018 underway with the contractor. Snow plowing contract for the C. Center received; no cost increase from 2017. Sixteen events at the C. Center in August.
- Raven Entrance (PC) – Because of an unexpected large expense to replace/repair the golf irrigation system, the Raven will be unable to participate in this project in 2017. PC will work with local Raven management to develop a 2018 strategy.
- Holiday Decorations (GR) – CO Tents and Events owner will submit quotes for the south and Raven entrances by the end of September. GR will confirm Town Code requirements for lighting, particularly for the Raven entrance.

DRC (LSJ)

Open Projects/Financials – 29 projects in some stage of the DRC review process (23 building projects and 6 modifications), down from 31 last month. Four construction projects will be completed in October/November.

Verizon Cell Tower Construction (PC)

Construction ongoing. Maintenance Building is enclosed and the tower structure should be erected the week of Sept 18. Targeted completion date is mid-October.

Website (All)

Discussion regarding keeping website up-to-date. As a start, GR will put together a checklist of possible updates for the “content pages” that will be reviewed at the next Board meeting. PC will gather pictures/content for the home page.

Subassociations (GR)

Next meeting will be scheduled in October to discuss 2018 grants and to summarize 2017 programs.

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Town Updates (JN)

- Smith Ranch project has been awarded to Compass Homes (developer of Angler Mountain Ranch). ENPHA will be a stakeholder in a group being organized by the Town to provide input to the project.
- A Building Permit will soon be issued for the Public Works building on the Cottonwood site across the street from the Raven Entrance to ENPHA.

Executive Session

Board Motion: GR moved to go into Executive Session to discuss strategies for 2018 operations. LSJ seconded and motion passed unanimously. He also moved to reconvene the meeting after the Executive Session. LSJ seconded; passed unanimously. No actions were considered necessary.

GR adjourned the meeting at 5:45 pm.

Respectfully Submitted,
George Resseguie, President