

**Eagles Nest Property Homeowners Association (ENPHA)  
P. O. Box 24419, Silverthorne, CO 80498  
June 9, 2016 Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Len Shipman (LS), 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

GR called the meeting to order at 4:02 PM.

Additions to the agenda:

1. Owners wish to discuss problems they are having with a house next door to them that is a full-time rental property. (Note: the owners never appeared at the meeting.)
2. Update on restoration of the 2 Cabins
3. Prepare an oral history of Eagles Nest with the Summit Historical Society

Board Motion: GR made a motion for the inclusion of the above additions to the agenda and that the amended agenda be approved. Passed unanimously.

**BOARD ROLES & RESPONSIBILITIES**

AS is proposing a shift of responsibility. Paul will take over responsibility for Building and Grounds which includes the Community Center. AS will take over all Environmental responsibilities. Reservations will be handled on line and AS will continue to oversee the front end of the reservation system and Paul will oversee the back end of the reservation system.

Board Motion by LSFJ that PC take over Building and Grounds and AS take over Environmental responsibilities. Passed unanimously.

**COMMUNITY CENTER**

GR discussed whether to revise the ENMS Contract to align it with the new reservation system roles and responsibilities. After discussion, it was agreed to keep the contract content unchanged for the next several months.

**NOXIOUS WEED MITIGATION**

JN reported weed training completed. 52 people have been trained. Surveys have been started. 150 hours towards have been applied towards the matching grant so far; the goal is 300 hours. Jan Shipman, John Taylor and JN have found a weed that they are concerned may be a noxious weed. The State is taking a look at. JN will get in touch with everyone after the State gets back to her.

Raven signed a contract with the same contractor as ENPHA for weed spraying. Letter from the Town to the Raven helped get the Raven moving on the weed spraying.

### BUILDING AND GROUNDS

SR updated the workday. Approximately 25-30 people showed up to work. SR is looking into improving the trail on the western border on the ENPHA boundary. Sod issue at the entrance is under control.

Flowers Pots for the community center have been planted. Approximately 4800 tulips were planted last fall and are in bloom. The bulbs were planted by Dave Anderson and other community volunteers. The company that sold the tulips to Neils Lunceford wants to use pictures of our entrance in their advertising.

### COMPLIANCE

JA expressed concern about dead trees on vacant lots. Dead trees on empty lots is not mentioned in the ENPHA Decs and Covenants. JA is concerned about dead trees and is recommending the Board determine an avenue enforce removal of dead trees. JN shared the Maintenance section of the Decs and Covenants that addresses removal of any fire hazards. PC suggested that the Town of Silverthorne Compliance Officer might be able to assist with this. AS will chat with Grey Roy, from the Town, about the tree issue and see if they can provide any guidance or assistance. The trigger to this discussion was a dead tree on a vacant lot fell onto a neighbor's lot. JN suggests that a letter be sent to the Homeowners of vacant lots informing them that they are responsible for removal of any dead trees or ENPHA will have the trees taken down. LS will write the letter to the vacant lot owners. JN will provide JA a copy of the aerial view of the lots.

Noise issue was discussed and why the Silverthorne Police did not respond to the noise complaint at a home in the community.

Table and chairs were abandoned on Bull Lake Ct. JA and SR broke them up and removed them.

Garbage being dropped near Falcon on a regular basis. PC suggested that the police be notified and see if they can talk with the homeowner. GR suggests that we invite the new police chief to come to a Board Meeting.

JA and SR will be away over 4<sup>th</sup> of July week.

### FINANCIALS

JC reported it was a light month for expenses. Everything so far is within budget. The CC renovation is complete. JC will make sure everything is correctly classified over the coming month. JC reconciled reserve accounts in June. Cross charges between DRC and ENPHA will be updated. DRC income statement – design fees of \$26,000 have been collected YTD.

The past due bill from property going into foreclosure has been paid by the lien holder. Only 1 unpaid Dues bill left. JA spoke with the homeowner. Total amount owed with late charges is \$500. JC recommends that JA continue speaking with the homeowner.

#### DRC

PC reported that there are currently 12 homes under construction, 2 approved to start, 5 pending approval, 4 modifications in progress for a total of 23 projects.

The Lot that was cleared for a new home is not going to be sold as originally thought. Owner has been notified that they need to restore the lot if they decide not to build. LSJ and PC are going to meet with the property owner when they are in town.

PC ordered materials to spray the 2 cabins for preservation located on Two Cabins Road.

#### WEBSITE

April has been the highest month for activity. More pictures will be put on website of the tulips at the entrance. LS is going to acknowledge the volunteers that planted the bulbs at the entrance.

#### SUB-ASSOCIATION

General Meeting with the Sub-Associations has been scheduled for June 14. Some of the topics to be discussed are the 2016 Weed Program, the need for directional signs for The Raven, signage restricting truck brakes, the solar panel farm at North Pond Park, the Silver Trout project, and the Verizon Cell Tower Project. A Verizon Representative will be present at the meeting.

#### PROJECTS/DEVELOPMENTS

Verizon

Rent for cell tower will begin on August 1. GR is going to discuss with Noah the protocol that must be provided to the Town to show our Association is supporting the tower and the Board has the authority to approve the Project. A Community Open House will be 6/25. Verizon representatives will be at the event.

Silver Trout aka Lot 5 in the Ponds

Silver Trout will be discussed on June 14 at the Planning Commission Meeting. The Board will recommend denial of the project.

Blue River Open Space Task Force

Group is made up of owners around Silver Trout, which includes ENPHA. The task force would like the property to remain open space.

OTHER ITEMS

JC and GR will invite Rob Nelson, the ENPHA State Farm Agent, to attend the July Board meeting and discuss the ENPHA policies. Verizon will provide insurance coverage for the cell tower facility.

Sandy Mather, historian, is coming to Summit County for the summer. GR is going to meet with her on June 28 to discuss oral history projects.

GR ADJOURNED MEETING AT 5:26 PM.

Respectfully submitted by,  
Cindy Gordon