

**Eagles Nest Property Homeowners Association (ENPHA)  
P. O. Box 24419, Silverthorne, CO 80498  
October 13, 2016 Minutes Regular Board Meeting**

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

PROXIES: Cindy Gordon to GR; PC to LSJ until he arrives.

ALSO ATTENDING: Kathleen Grossnicklaus (Aspens), Bob Mauk (Three Peaks), and Dave Anderson (Old Eagles Nest)

GR called the meeting to order at 3:45 PM.

ADDITIONS TO THE AGENDA

1. Added PC proxy to LSJ.
2. Recognize Dave Anderson for his exemplary work at the South Entrance.

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

USE OF PRIVATE RESIDENCE AS A FAMILY DAY CARE CENTER

Ms. Grossnicklaus addressed the Board briefly regarding her knowledge that other Eagles Nest owners operate a business from their home. The Board responded to her comments by saying it has made its decision on her request based on our responsibility to enforce our Decs and the Eagles Nest PUD. Because we are likely to go to Mediation, we find it best to withhold any discussion on her matter.

NOXIOUS WEED MITIGATION – 2016 WRAP-UP AND PLANS FOR 2017

AM advised that the final report and an invoice for a \$6,000 grant payout has been submitted to the CO Department of Agriculture; payment is expected by the end of October. For 2017, there will be continued focus on efforts by The Raven Golf Club to mitigate weeds; their efforts in 2016 were much improved. The ENPHA program will be coordinated closely with Neils Lunceford (NL), with possible changes in the “Weed Warriors” program and revised owners’ responsibilities. An open issue is whether an ENPHA representative needs to accompany a NL employee who is spraying weeds on private property. The Back-Pack Sprayer Program will be reviewed and changes made as needed; there is concern with the storage of chemicals.

RECOGNITION OF ANN-MARIE BOARD SERVICE

AM is resigning from the Board to pursue her interests with the LDTG and the Silverthorne Arts Council. While her time on the Board has been limited (6 months), she has been an actively involved in a number of Board initiatives. The Board wishes her great success going forward.

## FINANCIAL REPORT

- Budget development for 2017 is continuing. General discussion of line items; all account “owners” must have a firmed up plan by the November Board meeting. See further details for the Building & Grounds budget below. The budget and 2017 dues will be approved at the December Board meeting.
- JC will continue to evaluate the use of credit cards to pay dues. Processing through PayPal will incur a service charge of about \$6-\$10. This charge is more than offset by processing efficiencies with Someday Enterprises.
- Online payments for C. Center reservations using PayPal will be incorporated immediately. The ENPHA website will be updated with the new procedure.

## COMPLIANCE

- Minor issues reported; all corrected.
- Proposed Day Care Center -- ENPHA has received a request from Ms. Grossnicklaus’ attorney requesting mediation, which is permitted by the By-Laws. Noah Klug, the ENPHA attorney will work with the attorney to arrange the session.
- Unauthorized Tree Removal – A homeowner has cut down about 90 aspens on an HOA site (Tract J trail) and his private property (11 of the 90 trees). A quote to restore the property has been requested from Ceres Landcare. After the quote is received, the Board will determine fines/restoration costs for the 2 sites.

## BUILDING & GROUNDS

- 2017 Budget – number of line items discussed as follows:
  - Snow Removal – Raven will be contacted; service will include clearing sidewalks, steps, and the handicapped ramp – ENPHA to provide a snow blower. **Board Motion: JC moved and LS seconded to spend up to \$1,500 to purchase a snow blower. Motion passed unanimously.**
  - Informational Sign/Bulletin Board (sign) at the C. Center – Sign will be removed; replacement is TBD because the sign is seldom used. GR to confirm whether it is needed to post meeting notices for the Eagles Nest Metro District.
  - Raven Entrance Improvements – Line item will include \$15,000 to begin landscaping plan. Neils Lunceford will provide a plan. PC will work with the Raven for possible matching funds.
  - C. Center parking Lot – Lot will be resealed and restriped using Jet Black for the service.
- Tulip Planting – Volunteers (13) planted 5,300 tulip bulbs at the S. Golden Eagle Entrance.

## HOLIDAY LIGHTING

The company that handled lighting for The Ponds is unavailable for the S. Golden Eagle Entrance. GR will re-contact the new owner of CO Tents & Events and LSG will contact NL.

## DRC OPEN PROJECTS

Twenty-five total projects; 12 homes under construction.

## ENVIRONMENTAL

Several dead aspens at 311 Two Cabins, one on HOA property. The one on HOA property is a potential threat to a home and will be removed. (GR/JA)

## INSURANCE

GR working with Strong Insurance (Steamboat Springs) and State Farm (our existing agent) to develop a revised policy for 2017. Key focus will be on evaluating the umbrella policy coverage (presently at \$1 million) and D&O liability coverage.

## WEBSITE

LS reported usage in September. Usage data are consistent, but a little lower, than most previous months.

## SUB-ASSOCIATIONS

GR will schedule a meeting with the sub-association presidents in November.

## PROJECTS/DEVELOPMENTS

Verizon Cell Tower – Waiting completion of Lease Agreement verbiage updates from Verizon. The \$6,000 in legal fees recovery will occur 60 days after the Lease Agreement is signed.

Silver Trout – Final Site Plan has not been submitted yet to the Town.

## EXECUTIVE SESSION

The review of the scope of work for the Eagles Nest Management Services contract has been rescheduled to Monday, Oct 24 at 11:00. The entire meeting will be held in Executive Session.

## RECOGNITION OF DAVE ANDERSON

The Board recognized Dave for his terrific work coordinating NL's work this year.

Meeting adjourned at 6:15.

Respectfully submitted,  
George Resseguie, President