

Eagles Nest Property Homeowners Association

Annual Meeting Minutes

April 2, 2016

Raven Golf Course Cub House

Board Members in Attendance: President George Resseguie, Vice President Len Shipman, Treasurer Judy Camp, DRC Board Reps Linda St John and Paul Camillo, Buildings and Grounds John Taylor. Non Attending Board Member Secretary Cindy Gordon. Managers Stuart Richardson and John Ahlquist, and Weed Program Co-ordinator JoAnne Nadalin

Introduction President George Resseguie. George introduced the Board and Managers and explained materials in their folders and the format for the meeting reports.

Meeting Quorum A quorum for the meeting, which requires 158 properties represented, was achieved as owners of 69 properties attended the meeting and 162 proxies were received for a total of 231 properties represented.

Treasurers Report Judy Camp. Judy emphasized the budget process to: eliminate dues variances, maintain adequate reserves, and provide for a 5-year maintenance plan. The Annual Budget was reviewed and this is maintained on the ENPHA website. The budget reserves were discussed and the \$130,000 reserves were adequate to maintain ample reserves past the current Community Center internal renovations. The past year 2015 yielded a \$19,000 surplus that will be used to fund remodeling of the Community Center. Judy emphasized that new accounting procedures and reporting by the Design Review Committee had been imposed and their costs were reported and budgeted separately. In the final analysis Judy reported the Association was in fine financial shape.

Cell Tower Report George Resseguie & Paul Camillo. George explained that we were awaiting final documentation and design from Verizon and this would be followed with a May meeting for all owners. From the Annual Meeting Mailing to all residents he had received 7 responses (2 were positive) and their concerns were: inadequate rental amounts, health and safety concerns, and a potential decrease of property values. Paul discussed the 35' mono-pine design with artificial vegetation to resemble a pine tree. The maintenance shed would be partially buried along the Community Center driveway and architecturally aligned with the Center's. All of these plans have to be approved by DRC and the Town.

Design Review Committee Paul Camillo & Linda St John Paul introduced the DRC members and discussed the revised guidelines and construction controls. He discussed two major projects: Fox Crossing currently up for sale and Silver Trout currently under Town review. Paul gave the statistics on the Committee's activities. These include: 8 houses finished last year, 7

houses to be completed this year, 17-18 homes under construction, 4 approved to start, 5 homes in Committee review.

Linda St John discussed the new website and asked for people to discuss landscaping changes, external remodels, and repainting projects with the DRC before work begins.

Environmental Programs John Taylor and JoAnne Nadalin

Weeds John explained the \$4,900 State Grant we received in 2015 and how this allowed 50 volunteer laborers to provide for the Associations cost sharing which resulted in 150 lots and several sub association areas being sprayed. They reported that a 2016 grant application has been submitted, but as of this date no notification has been provided by the State. John recognized Jan Shipman, Barbara Campbell and all volunteers for their great weed survey and training efforts.

JoAnne discussed this year's control program and said the weed surveys would be conducted June 15-20th and the first spraying immediately afterward.. A review of our success would be made in August and a second spraying is planned in late August. Volunteers for the weed patrol were requested.

Tree Care Programs John Taylor John discussed infestations of the spruce and aspen trees and the control measures for these species. He said these should be under constant vigilance and control measures taken if the disease is noted. There are chemicals and systemic treatment measures that can control these diseases.

John discussed the success of the County curbside slash removal program and that it would be continued this summer.

Buildings and Grounds John Taylor and Linda St. John John discussed the South Golden Entrance and the improvements in landscaping, irrigation control, and additional terrace construction. He emphasized the 50 percent reduction in water usage. At the Community Center he discussed the rotten log remediation program and the bird control netting in the pavilion. Linda, the lead manager of the Center interior remodel project, discussed opening up the Board Room, kitchen and bathroom remodels, and the status of the project. The project should be completed in late April for summer usage. New furnishings and amenities should make the Center much more user friendly for all to enjoy.

Website Redesign Len Shipman Len discussed the redesign and this had resulted in 600-700 hits per month. The design was predicated on ease for homeowner's prospective purchasers, realtors and builders. Local links were provided and a new Center reservation system was coming on line. He asked for all to review the enhanced site.

Eagles Nest Metro District Vince Lanuza Vince is the President of the District and he introduced the District Board and gave a history of the District and cost to individual households. He emphasized the open meetings they periodically hold and the certified

accounting financials and procedures the Board utilizes. The current outstanding debt is \$3.475 M and this debt is expected to be paid off in 2020. The current mil levy is 15 mils on assessed value and this is expected to remain constant until the debt is paid off. The Board looks at changing financials and debt but they are confident their current course of action is the best course for a speedy pay off.

Compliance Manager's Report John Ahlquist John reported that all current non-compliance issues were closed. He discussed the 3-step warning system for non-compliances, and actions which are taken prior to any fines or legal actions. He said this system works and there has been no need for more serious actions by the Board.

He discussed short-term rentals, which are legal, but causing noise, parking, and garbage problems. He said all owners who rent must be registered with the Town and pay the appropriate taxes, and it is necessary for the HOA to have current email addresses and telephone numbers to reach the responsible homeowners if needed. John discussed the status of unpaid homeowner dues for 2016.

Maintenance/Community Center/Open Space Stuart Richardson Stuart briefly discussed the new Center reservation system and there would be no changes in the reservation rules, just the procedures. He briefly discussed the uses and the openness of the facility to all residents. The remodel will provide for a more open social setting and flexibility of user operations. A brief discussion of the overall landscaping contract with Neils Lunceford was made and the satisfaction of the overall appearance of the buildings and grounds. The Annual Work Day on June 4 was discussed and more advertising will be conducted later.

Election of Directors George Resseguie George discussed the election process and the call for candidates in January, which resulted in four responses expressing interest to serve on the Board. He said two of the candidates, after observing a Board meeting, had decided to withdraw their names. This left two candidates Ann Marie Sandquist and Cindy Gordon on the ballot. With the ballots voted on in the meeting and proxy ballots tendered to various Board Members, Ann-Marie and Cindy were elected to the Board for 3-year terms.

Raven Golf Course Update Head Groundskeeper Don DeSchepper Don was aware of the residents' concern for improved weed control on the course property. He stated they have initiated a 5-year plan to control the noxious weed problem. They have contracted with a weed control company and this year are concentrating on weeds adjacent to homeowners properties. He said Escalante is stepping up as good neighbors to Eagles Nest and they want a better relationship all around. Concerning the Hole 12 cart path repair, he said they have proposals out

for evaluation, cost, and fix options. Responding to a question from the audience concerning road signage to the Raven Golf Club, Don said he would have to work to resolve with the Town.

Recognitions George Resseguie George Noted individual recognition to retiring Board Members: Jay Engeln (Environment), Nancy Keltner (Secretary), Pinki Faux (Design Review Committee), and John Taylor (Buildings and Grounds). All of these members have served with distinction and the audience recognized their terrific work for the Association.

Question & Answer Session

Town Letter Requiring Testing of Back Flow Preventers Ken Gansmann stated that due to the requirement for fire suppression systems in Three Peaks Homes they would have to comply with these testing procedures. The systems are now loaded with ethylene glycol antifreeze materials and would have to be tested to prevent contamination of the household water supply.

Flagging of Weed Spray Areas. Would this be done? Answer Yes, this will be done.

Holiday Decorations Can we add more holiday lights as other neighborhoods have done? Answer: We will re-evaluate the program later this year.

Dog Barking Problems with animals left on decks. Answer: Owner should call the police and report this as a nuisance.

Cell Tower Length of contract and Performance Bond for Verizon. We will cover these questions again at the public meeting to be held in May.

Weed and Grass Control on Hole 18. Don will review Escalante's spray areas for this year's weed control program.

Rehabilitation of 2 old cabins in Three Peaks The Board will work to preserve the cabins.

Respectfully Submitted,

Stuart Richardson, Facilities Manager