

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**Annual Special Meeting Minutes and Regular Board Meeting Minutes**  
**April 13, 2017,**

**ANNUAL SPECIAL BOARD MEETING**

BOARDS MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Jim White (JW), Bob Mock (BM) and Cindy Gordon (CG)

GR called the meeting to order at 4:00 PM.

GR proposed the Vice President job will remain open until the end of the year. The Director of Environment Position will have Co-Directors – Jim White and Bob Mock.

**Board Motion: Motion by GR to leave the Vice President position open and the Director of Environment will establish Co-Directors for that position through the end of the year. Seconded by JW. Passed unanimously.**

Governance will be done by GR and volunteers. Compliance will be performed by John Ahlquist.

The primary purpose of the meeting was to elect the Board officers for the coming year. The results of the election were:

George Resseguie, President  
Judy Camp, Treasurer  
Paul Camillo, Co-Chair DRC, Director Building & Grounds  
Linda St. John , Co-Chair DRC  
Cindy Gordon, Secretary  
Bob Mock, Co-Director Environment  
Jim White, Co-Director Environment

**APRIL REGULAR BOARD MEETING**

BOARDS MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Jim White (JW), Bob Mock (BM) and Cindy Gordon (CG)

EAGLES NEST PROPERTY MANAGEMENT: John Ahlquist (JA)

GR called the meeting to order at 4:18 PM.

Webmaster – changes to website will be made by the individual board members by calling Val directly. 10 changes are included each month in the monthly bill. CG will approve the monthly bill and keep track of the monthly postings on the website. CG will have Val update the website with new board members information.

## ANNUAL MEETING SUMMARY

Homeowner complaints about how long one homeowner spoke about an issue that was not clearly presented.

Question asking if the Board would address short-term rentals. BM discussed one issue with short rentals - the problem of garbage cans not being put away after the trash is picked up from rental properties.

Question regarding a community communication system. GR will talk with JoAnne Nadalin regarding this.

Question regarding covers on porch furniture. There is a covenant that says furniture not in active use, cannot be visible if it is stored on a deck. GR will suggest the homeowner contact their association president.

## FINANCIAL REPORT

First Verizon payment received in April. Payment was made to Neils Lunceford for summer maintenance. DRC revenue to date is \$14K. 2017 Dues Collection – 3 outstanding unpaid bills. The one homeowner will not be charged a late charge as ENPHA had a wrong mailing address. The two owners that have not paid will be charged the late charge.

## Tax Return

A few changes were made and the taxes will be filed as soon as possible.

## Signature Cards

All directors are authorized signers. The new directors have been added to the signature cards. Checks over \$1000 require 2 board signatures. JC would like to raise the limit to \$2500.

**Board Motion: JC made a motion to raise the second board signature limit requirement from \$1000 to \$2500. Checks issued over \$2500 will require two board signatures. LSJ seconded. Passed unanimously.**

## COMPLIANCE

### Monthly Status Report

The property with snowmobiles and trailers on the driveway, are moving out.

### HOA Site Rehabilitation (205 Middle Court)

GR presented options to replace the trees from Ceres Landcare.- GR will review Board's preferences with Ceres who will contact the homeowner and then provide feedback to the Board. PC suggested that the homeowner be advised to have a response by the May Board meeting.

BM wants to know if there will be a fine structure developed in the event there are other incidents moving forward.

#### ENVIRONMENTAL

##### Weed Mitigation Program

GR, JoAnne Nadalin and Dave Anderson will handle the weeds for the ENPHA. JW and BM will learn the weed process during the remainder of the year.

100 homeowners have opted in to the weed spraying. The Board is hoping more homeowners will opt in before the deadline of June 15. Reminders will continue to be sent out to the homeowners until the deadline.

Billing for homeowners and sub-associations will be done by Peggy Long.

##### Trees & Trails

GR will meet with the new Board Members – JW and BM and develop plans.

#### BUILDING & GROUNDS

Community Center rentals for March.

2 - Sub Association Parties

6 - Non Profit Functions

1 - Rental

20 – Total Functions during the month including Mahjong

Cleaning of the CC is once a month. Landscaping will begin soon for the season.

GR and PC met with Caleb Kehrwald, former Manager of the Raven Golf Course, regarding the Middle Entrance. PC is putting together a 3-year plan and budget for this neighborhood beautification project.

#### DRC

Current projects:

10 – Homes under construction

4 – Approved to start

1 – Completed construction

4 – Pending final approval

3 – Modifications in progress

23 – Total Project

#### SUB-ASSOCIATIONS

Elk Haven Project

PC & GR are going to meet with Jan Leuthauser to discuss a landscaping plan.

#### VERIZON CELL TOWER

Verizon is putting the building plans out for bid. The intent is to start the building project in June if they can find a contractor. They will need to use the transformers at the CC for power, which will have to be worked out.

#### WEBSITE

CG will talk with Val to learn about the website and take over this responsibility.

GR adjourned the meeting at 5:47 PM.

Respectfully submitted by  
Cindy Gordon  
ENPHA Secretary