Eagles Nest Property Homeowners Association

P. O. Box 24419, Silverthorne CO 80498
Minutes, Special and Regular Board Meeting
Thursday, April 9, 2015

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Judy Camp (JC), Nancy Keltner (NK), Pinki Faux (PF), John Taylor (JT)
PROXIES: Jay Engeln (JE) to GR
ALSO ATTENDING: Stuart Richardson (SR) and John Alquist (JA), Eagles Nest Management Services

GR called the Special Meeting to order at 3:00 pm. This meeting focused on the Verizon Cell Tower Project. Verizon, who originally wanted to build their tower on the north Raven parking lot, has now decided the Community Center property is a better site. Research is being done to determine what procedures must be followed to get permission to to put it on ENPHA property.

GR called the Regular Board Meeting to order at 4:00 pm.

ANNUAL MEETING WRAP UP: Only one attendee offered comments which have been addressed with her. A primary change has been made to our present procedures for filling vacant Board Positions. Positions will be announced in the Annual Dues Letter, mailed at the end of December rather than in the Annual Meeting Announcement letter, typically mailed a month before the Annual Meeting. Anyone interested in running for a position will be included on the ballot sent with the Annual Meeting letter.

DESIGN REVIEW: PF reported that the DRC is doing a tightening of the language in their guidelines. The Board has approved a new resolution to insure that applicants for new building or major changes are in good standing with the ENPHA and relevant sub-associations. Changes to the guidelines will be approved by our architects and legal council.

LS moved and GR seconded that the Board of Directors of the ENPHA, by this resolution, in accordance with By-Laws, Article II, Section 2.1, hereby directs the Design Review Committee (DRC) to adopt a policy as part of their building guidelines requiring that any property owner within ENPHA who requests approval from the DRC for any new construction, remodel, outdoor painting, landscaping, and any other approval required by the DRC must first present a letter to the DRC from the President of the ENPHA and the appropriate sub-association President, as applicable, where the project is located, showing that the property owner is a member in good standing and current on the payment of dues and other assessments. No action shall be taken by the DRC on the project until the committee is in receipt of said letter. THe Board unanimously approved.

WEBMASTER: RIch Waterman, our volunteer Webmaster for the past six years, announced at the Annual Meeting that he will be stepping down. The Board is searching for a replacement, a professional to be paid for services. Several leads are being explored. JC has had experience with Websites and will develop a scope of services package to be used in the search.

SOUTH GOLDEN EAGLE ENTRANCE: Jt reported that Excel Energy damaged some of the new landscaping and will do repairs.

SOUTH MARYLAND CREEK: Developers will hold another meeting with Eagles Nest residents regarding proposed changes in the density of the project. Further meetings are planned between the developers and the Board / DRC.

FOXFIELDS: A proposed development which is in Eagles Nest, located near The Ponds on the east side of Route 9, has re applied for approval. It has been rejected several times over four years. It will have to comply with DRC guidelines.

TREASURER: Balance Sheets and Income Statements are on the Website. JC reported 26 homeowners have not paid dues, one owes for past the two years. JA will begin calling owners who have not paid their dues; Peggy Long, (Someday Enterprises) will follow up with Registered Letters in May. The Board will be updating the By-Laws, according to Colorado Common Interest Ownership Act (CIOA) guidelines, to provide procedures to deal with transgressions.

BUILDING AND GROUNDS: Systemic, in ground treatment is recommended to combat the spruce beetle threat. We have a good number of volunteers for “weed patrol” but need more--this is our contribution to balance the state grant which we received for weed mitigation. The weed spray schedule needs to be coordinated for the times the spraying will be most effective. The Town of Silverthorne is working with the Raven to tackle the dire state of weeds on the Golf Course.

SUBASSOCIATIONS: A meeting will be scheduled on April 24 with the Presidents to discuss key projects in progress, including the Cell Tower, the SMCR projects and the 2015 Noxious Weed Mitigation Program.

GR adjourned the meeting at 6:15 pm.

Respectfully submitted,
Nancy Keltner,
Secretary

April 2015 Eagles Nest Managers Report

Stuart Richardson 262 9024

March was a busy month with winter and Christmas decoration cleanup and the preparation, conducting, and take down for the Annual HOA Meeting.

Annual Meeting. The March 28th Annual Meeting was again held at the Raven Club House, and with the gracious help of the Raven Staff went better than in the past. With their help we removed the tables from the dining room and freed up more seating space for the attendees. The new arrangement and folding chairs proved very adequate and comfortable. I reported on the Manager's activities and Compliance issues. Following the meeting I handled the take down and cleanup.

Community Center. With an early snow melt I have partially cleaned up the outside of the Center and removed the resident ravens nest from the pavilion. Again this year we had one egg and a large pile of sticks and bedding material. Snow removal and general housekeeping in the Center continues as there have been many meetings and functions. I continue to check the Centers heating and plumbing systems and snow removal.

Golden Eagle Entrance. With the final snow melt I was able to take down the wall garlands and remove the lights and electrical cords from our Christmas displays. The gardens seem to have weathered the winter well, but the lawn has been damaged by the large vole population. I have consulted with our landscaping contractor and they are preparing for the cleanup and starting the irrigation system for watering the garden areas.

Open Space Tree Safety Assessment. I have driven all the streets and have reviewed the trees which must be removed as a safety issue. We

will be notifying the tree owners to have these trees removed for safety issues.

Community Center March Usage

ENPHA-4

Mah Jong 9

Civic Meetings 4

Paid Meetings 0

APRIL COMPLIANCE

There is one trailer that seems to be part of indoor remodel. I will monitor this.
One trailer was removed before I could make contact
One pickup camper was also removed before I could make contact.