

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
March 8, 2018 – Board Meeting Minutes**

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

Absent Jim White, proxy to Bob Mock; and Judy Camp

Eagles Nest Management Services: John Ahlquist (JA)

ENPHA Resident: David Diehl, President, Hideaway and JoAnne Nadalin, Osprey

Raven Golf Course Management: Ryan Parr, Manager and Kinni Flores, Assistant Manager

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

Introduction of new Raven General Manager

PC introduced the new management of the Raven Golf Course - Ryan Parr and Kinni Flores. JN talked about the weed issue surrounding the Raven and also thanked the management for the great job on the Cross Country Ski Program. JN shared information regarding a business grant program through the town of Silverthorne. Grant applications are due in February.

Ryan talked about the vision for the property, restaurant and improvements.

TREASURERS REPORT

February Financial Results

2017 cash surpluses for ENPHA and DRC were moved to the interest-bearing accounts at 1st Bank this month.

The Special Assessment total is now \$20,354.29. Charges incurred in January and February totaling \$1,974.29 are reflected in the February statements. A payment of \$1,000 was received this month.

Building & Grounds costs were minimal in February. The Waste Management bill included extra charges and has been referred to Paul.

Administrative costs include the annual dues billing which now totals \$4,098 compared with at budget of \$5,000.

All expenses are within budget.

Collections

28 properties are still outstanding and the second round of past due notices, which include a \$100 fine, has been sent. This is the smallest number of past dues at this time in memory.

2017 Tax Return

Although we are a not-for-profit and have no federal tax liability, we are required to file an informational tax return with the IRS by May 15 each year. One of the questions on the return is if it has been circulated to all officers before filing. Accordingly you all received a draft by e-mail.

Board Motion: GR made a motion to approve the tax return. Seconded by LSJ, approved unanimously.

BUILDING AND GROUNDS

The pavilion railing contract came in at \$9,138.36 vs. a budget of \$8,000 because the original bid was based on 2017 construction . This item is funded from our reserves and we have sufficient funds available to cover the increase.

Board Motion: LSJ moved to approve the pavilion railing contract with Infinity Certified Welding for \$9,138.36 and increase the 2018 budget for this item by \$1,138.38. Seconded BM, and unanimously approved.

TOWN UPDATES

The town approved a small Verizon Cell tower near the Pavilion. Verizon requested to do a small tower at the TOS public works building. That was not approved.

Parade for the Olympians is in the works, once their season is over is in the works.

Pre development agreement between the developer and the TOS for the 4th Street Crossing was not approved. There is no signed agreement for sale of the property to the developers.

TOS Work Session next Tuesday will be reviewing Smith Ranch. Meeting will be at 6:00 on March 13. Smith Ranch will consist of Condos, SFR, and Townhomes. Total density is yet to be determined.

New Town Council will take over on April 11.

2018 ANNUAL MEETING PLANNING

Meeting Plans

Planning for all requirements is complete; no issues identified. It was agreed to schedule the Annual Special Board Meeting on April 12, the same day as the monthly Board meeting.

BOARD ELECTIONS

No new candidates have approached the Board with an interest in being on the Ballot for this election. Presently, JC and GR are on the Ballot seeking reelection. The Ballot will be finalized on March 14, and will be included in the Annual Meeting Packet.

Roles & Responsibilities

GR distributed a document of Board Roles & Responsibilities. No action was required.

SUBASSOCIATIONS

2018 Grants

Grant requests totaled \$13,400 against an ENPHA budget of \$6,500. This is the first time 6 grant applications were submitted.

JC and GR propose an award to the Aspens 100% of their request as a first-time participant. This is consistent with previous years for other sub associations. They also propose to award \$400 to the Ranch per their submission. For the remaining 4 sub-associations, they proposed awarding 50% of the amount requested. The proposed total awards total is \$8,150 an increase of \$1,650 (25%) over budget.

Board Motion: LSJ moved to approve the \$1650 increase to the 2018 Grant Budget. Seconded by CG, approved unanimously.

BUILDING AND GROUNDS

Contract issued to local vendor to provide 85 feet of railing for the Community Center Pavilion. The railing has been manufactured fitted and is presently out for powder coating. Should have installed by the end of the month.

Arrangements finalized with Raven Personnel for the HOA Annual Meeting.

Gate logs at the entrance to the CC have been sanded and painted as flaking and peeling on the top of the logs were observed.

Any areas that one sees that might be in need of repairs/staining or painting at the CC, please let me know.

Community Center Usage:

8 MahJongg; 3 EPNHA; 3 Non Profits; 1 Sub Association

ENVIRONMENTAL

There were no complaints and no request related to weeds, trees and trails. We are working on 2018 plans for the Weed Program and trail maintenance. We are always looking for volunteers for any of our environmental programs. Thank you to all who help in any way to make improvements to our great neighborhood.

BM and JN prepared their presentation for the annual meeting.

Please let us know of any areas that require our attention.

COMPLIANCE

Monthly Status Report

The open issue from February has been closed. One trailer was removed without contact. JA is going to work with Peggy Long to get email addresses for the people we currently don't have contact information.

DRC

Open Projects/Financials

Concept – 1

Preliminary – 8

Notice to Proceed – 0

Under Construction – 10

Completed – 2

Modification Approved – 6

Modification Under Construction – 0

Modification Completed – 0

Total Projects - 27

VERIZON CELL TOWER

Verizon has requested feedback from the Board and DRC regarding raising the height of the cell tower to get a better signal to the north. Verizon plans to conduct a drone test to determine how high the tower would need to be. It was agreed to advise Verizon that feedback will be provided after the results of the drone test are available.

EXECUTIVE SESSION

GR moved to go into Executive Session to discuss a compliance issue with a homeowner. He further moved to reconvene the meeting after the conclusion of the Executive Session for the purpose of taking any actions deemed necessary. BM seconded; passed unanimously.

CG left during the Executive Session due to a time issue. Proxy given to BM.

Action Motion resulting from Executive Session: GR moved that the ENPHA Board approve the Design Review Committee Letter of Fines that will be sent to an owner who has not removed unapproved yard art. BM seconded; passed unanimously.

Meeting adjourned by GR at 6 PM.

Respectfully submitted by

Cindy Gordon, ENPHA Secretary

