

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**June 14, 2018 - Minutes Regular Board Meeting**

BOARD OF MEMBERS PRESENT: George Resseguie (GR), Judy Camp (JC), Paul Camillo (PC), Jim White (JW), Cindy Gordon (CG)

Eagles Nest Management Services: John Ahlquist (JA)

Eagles Nest Residents: JoAnne Nadalin (JN) and Dave Diehl (DH)

**Call to Order**

Call to order: GR called the meeting to order at 4:04 PM

Proxy: Linda St. John to George Resseguie; Bob Mock to Jim White

**Financial Report**

**May Financial Results**

May financial statements have been posted to the website. There were no unusual transactions for ENPHA and all expenses to date are within budget. The DRC is ahead of expectations in both income and expense as a result of continuing high levels of activity.

**Collections**

As of 5/31, four properties were outstanding on their 2018 dues. One of the outstanding assessments was for a property whose owner is deceased and his representative paid the outstanding amount in early June. A second homeowner sent partial payment and has agreed to deliver the remainder next week. The final two homeowners are not responding to our outreach. GR will attempt to

The Special Assessment related to Tract J now totals \$20,947.58.

DRC fines for the homeowner who has not complied with design guidelines related to yard art are \$7,365 at the end of May including the initial fine, daily fines for a continuing violation and legal costs. The unapproved yard art was removed on April 23 and the \$100 daily fee for a continuing violation ceased as of that day. The owner has been advised that past due fees and interest will apply as of the end of June.

**Town of Silverthorne**

**Updates**

Smith Ranch - The final PUD and plat for phase 1 single family and duplexes was approved. Construction will begin on Monday, June 18. Townhome application will be in August. No rentals less than 6 months are permitted. Deed Restriction Guidelines are available on line.

Fourth Street Crossing - Expect to get entitlements and land transactions done by November.

Hudson Property is under contract. New Owners have requested the property be re-zoned for Town Core including the storage lot on Brian Avenue.

The Pad Hostel has been approved.

Larry Feldman has purchased the property on Highway 9 between Neils Lunceford and the Forest Service.

Maryland Creek Ranch Park– the 20 acre park received preliminary approval from the Town. Still need information on Town cost to maintain. Changes suggested for dog park and fencing along highway.

Housing Summit of town leaders was conducted this past week regarding affordable housing. Breckenridge currently has 1100 restricted units built plus an additional 300 planned. 10 Mile Basin currently has 169 existing and 40 planned. Lower Blue currently has 236 existing and 210 planned; 224 are located in Sierra Madre and Blue Sky Apartments. Snake River Basin currently has 108 existing and 234 planned. Some jurisdictions at the Housing Summit are recommending that homeowners be allowed to build a deed-restricted apartment for local work force.

Communication with the Mayor

Beginning conversations with community leaders regarding revenue diversification. General feeling is we should ask voters to approve a property tax or possibly higher sales tax. Plan to get more information out to citizens and further the conversation.

### **Compliance**

The one open issue from May has been closed. One sailboat will be moved after personal visit. Kayaks on a trailer have been moved after personal visit. A camper and boat moved without contact. A camper moved without contact. A small flat trailer moved without contact. Two campers moved after personal visit. Real Estate sign not properly installed in the ground. JA is going to contact the real estate agent.

Removal of Dead Trees from Private Property

Homeowner asked permission to remove a dead tree that fell on their property from the neighbor's property. JN suggests that HOA send a letter to property owners reminding them they are responsible for removal of dead trees on their property. JA and GR are going to go talk with the Town Compliance Officer before sending out a letter.

Tract J Site Rehabilitation

The neighbor is willing to provide water. Ceres price to hand water was excessive. GR is working with another contractor to hand water. A few trees may need to be replaced under the Ceres warranty.

### **Environmental**

## Weeds, Trees & Trails

There were no complaints and no requests related to weeds, trees and trails. We are working on 2018 plans for the Weed Program. 44 homeowners have opted out. 3 Sub-associations have opted out. The town is meeting with the Raven to discuss their weed mitigation plan. The Committee needs to coordinate with JC on 2018 weed billing.

May 19th we had a great time working on the trails with 9 volunteers. We covered most of the HOA trails and some of the social trails west of the HOA. We made plans for the June work day and prebuilt the bridge and stairs to be installed later. Thank you to all who help in any way to make improvements to our great neighborhood.

The firebreak built years ago by the Forest Service is not in good condition. BM & JW are asking if they could contact the Forest Service to discuss the issue in light of the recent fire in Silverthorne.

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

## **Building & Grounds**

South Entrance - island planting with border flowers and flower pots installed this past week. PC met with Neils Lunceford regarding the quality of the plantings in the pots. Due to hot weather, have started a twice a day water cycle for the grass and flowers. The tulips were not as spectacular as expected for a few reasons and will re-assess plantings for this fall.

Dave Anderson has decided to relocate back to Iowa and will be greatly missed as a volunteer for the HOA. He has over the many years given a tremendous amount of time and effort to the south entrance, community center, Town Of Silverthorne and the HOA, serving on the board in various capacities. He will be greatly missed as a volunteer and a swell person. The HOA Board will hold a farewell gathering to wish him well on his new adventures and thank him for all his services to the community.

HOA volunteer work day held this month, has appx 15 homeowners and board members participate. All tasks were completed, with lunch and refreshment enjoyed by all. Thank you for all who participated.

Proposal for permanent spot light this summer to illuminate the Eagles Nest sign was approved and should see construction start shortly.

Raven entrance - Josh - Raven grounds keeper, to get the sprinkler system checked out this month. Had some issues with the golf course sprinklers that has taken priority.

Community Center - purchased 3 flowering hanging baskets for the CC.

- A Peak Asphalt cracked and seal coated the community center this month.

Community Center usage

9 MahJongg , 2 Enpha, 2 Non profits 2 sub assoc 1 social and 2 paid events

### **Sub-associations**

No issues among the Sub-associations.

### **DRC**

Open Projects/Financials

Concept - 4

Preliminary - 5

Notice to Proceed - 4

Under Construction - 9

Completed - 1

Modification Approved - 3

Modification Under Construction - 2

Modification Completed - 0

Total Projects – 28

New homeowner on Easy Bend is being told he needs to remove trees within 75 feet of his home by his insurance company. PC went up and talked with the homeowner. Other options are being explored.

Silver Trout has been allowed by the town to put in 8 foundations. No building permits have been issued.

### **Other**

Cell Tower Performance Evaluation

No progress has been made.

### **Adjourn**

GR adjourned the meeting at 5:30.

Respectfully submitted,  
Cindy Gordon  
Secretary