

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
November 10, 2016 Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Len Shipman (LS), and Cindy Gordon (CG)

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

DELETIONS FROM THE AGENDA

1. Tree Cutting Violation
2. Executive Session

Board Motion: GR made a motion to delete the above deletions to the agenda and that the amended agenda be approved. JC seconded and the motion passed unanimously

TREE CUTTING VIOLATION

GR spoke with ENPHA Attorney Noah Klug regarding the violation. Noah felt that the fine per tree and the quote to replant should be assessed to the owner. Noah recommends if the owner proposes a settlement, we should consider it. He further advised that no Executive Session should be held after the meeting with the homeowner. If the homeowner can't make the scheduled meeting, the homeowner will be invited to attend the December Board Meeting.

BOARD POSITIONS

No one has been contacted to fill the vacancy created by Anne-Marie Sandquist. Position involves weeds, trees and open space. GR will contact the people who were recommended by members of the Board.

BUDGET PLANNING

Grant money for weed control was paid by the State. JC anticipates we will be under budget at the end of the year. Legal issues could be the only thing that could adversely affect the budget.

JC discussed Petty Cash and if we should continue to use it. It was determined we would no longer have a Petty Cash.

ENVIRONMENTAL

NOXIOUS WEED MITIGATION PLAN

This will be discussed once the new Board Member has been selected.

DEAD TREE SURVEY/REMOVAL

LS checked on dead tree removal and the Town recommended that dead trees on the ground should be removed for fire protection and re-vegetation. LS recommended the Board develop a plan over 3 years to remove dead trees. LS recommended that their be a

budget for tree removal. There are approximately 30 dead trees throughout the community. One dead tree that is threatening a home, will be taken down now and removed in the spring.

INSURANCE COVERAGE FOR 2017

The broker in Steamboat may not be able to look at our insurance coverage to prepare a bid. GR has another agent he is going to meet with on Monday. Bid from current agent has been submitted to GR. It will be presented when we have another bid from a different agency.

COMPLIANCE MONTHLY STATUS REPORT

There was one minor complaint that has been resolved.

PROPOSED DAY CARE CENTER

GR and Noah did research and found a town code that does not allow a home business that has outside use. Noah suggests a letter be sent to the Town to clarify the home business rules and regulations.

DRC

The homeowner with a fence and a flagpole that was not approved by the DRC will be receiving a letter requesting these be removed within 10 days.

Current DRC projects:

- 12 – Under Construction
- 04 – Pending Final Approval
- 04 – Pending Preliminary Approval
- 06 – Modification in Progress
- 01 – Completed Modification
- 24 – Total Projects

BUILDING & GROUNDS

Waiting to purchase a snow blower for snow removal around the Community Center. Frame for posting Eagles Nest Metro District meeting is in the works. A complaint came in regarding to the stakes and rope at the South Entrance. The stakes and rope were put there to keep the plow from ruining the grass.

New homeowner is requesting an Estoppel Letter from the DRC indicating the house was constructed per ENPHA Decs and Covenants. It is available upon request, however, there is a charge for the letter. GR will talk with Noah about a letter. CG will also check on a form Estoppel Letter.

Roof leak at the Community Center will be monitored throughout the winter.

No Deposits will be charged to Non-Profits who use the Community Center.

HOLIDAY LIGHTING

GR is going to meet with CO Tents and Events to discuss Holiday Lighting. Garland will be put up. GR is recommending we hire CO Tents and Events for the Holiday Lighting.

WEBSITE

There is money in the website budget if there are any changes anyone wants.

HISTORICAL SOCIETY

GR is going to drop this for the time being.

SUBASSOCIATION

Meeting with sub-associations will be the week of Dec. 5.

PROJECTS/DEVELOPMENTS

VERIZON

Still waiting for the lease agreement to be signed. Neils Lunceford would like to bid on the landscaping around the tower.

SILVER TROUT

The final site plan for the Silver Trout Project has not been approved by the Town of Silverthorne. The Town has requested changes and the owners have not responded. If and when there is Town approval, the owner's are required to meet with the DRC. A local realtor is going to prepare a comparable market analysis on the property to compare with the owner's thoughts regarding the value.

ENPHA COMMERCIAL SITE

A Conservation Easement will be researched and possibly proposed to limit the amount of building on the site.

SOUTH MARYLAND CREEK

A homeowner complained that the traffic calming devices promised by the developer of South Maryland Creek have not been done. These devices were promised in order to minimize traffic through Three Peaks in the South Maryland Creek, now known as Summit Sky Ranch. GR is going to follow up with South Maryland Creek regarding this issue.

GR adjourned the meeting at 5:20 PM.

[Special Board Meeting Minutes for November 14, 2016 Follows](#)

Special Board Meeting November 14, 2016

Eagles Nest Property Homeowners Association (ENPHA)

P. O. Box 24419, Silverthorne, CO 80498

November 14, 2016 Minutes Special Board Meeting

BOARD MEMBERS PRESENT: George Resseguie (GR), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), Len Shipman (LS), and Cindy Gordon (CG)

EAGLES NEST MANAGEMENT SERVICES PRESENT: John Ahlquist (JA)

HOMEOWNERS PRESENT: Chris Bassett (CB), Astrid Bassett (AB)

GR called the meeting to order at 3:00 PM.

TREE CUTTING

George explained the purpose of the meeting was to discuss the cutting down of large trees on their property and on ENPHA property to CB and AB.

CB apologized for cutting down the trees and acknowledged he did not seek approval. People CB spoke with prior to removing trees told him that he did not need to get approval. Therefore, he was not aware he was trespassing on HOA property.

GR started the discussion about what to do about the issue. Two quotes were provided to CB and AB to restore the trees. Included in the estimate was an approximation of the water required to maintain the new trees.

GR suggested CB and AB get their own bids to restore the trees. The majority of the trees were on HOA property. GR suggested they present their bids to us. CB will actively pursue bids before the snow flies. GR would like to have something back from the Bassetts by December 15 on progress they have made and Bassetts agreed.

Mr. and Mrs Bassett left the meeting.

HOLIDAY LIGHTING

GR presented a plan from Colorado Tents & Events (CTE) for holiday lighting at the South Golden Eagle Entrance. After discussion, the plan was approved. ***Board Motion: LS moved and CG seconded to pay CTE \$2,524.25 to install holiday lighting according to the approved plan. Motion passed unanimously.***

Meeting adjourned at 3:45.

Respectfully Submitted,
Cindy Gordon, Secretary

enpha/meeting minutes rev 11.14.2016