

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
Minutes Regular Board Meeting
Thursday, June 11, 2015

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Nancy Keltner (NK), Jay Englen (JE)

ALSO ATTENDING: Stuart Richardson (SR) and John Alquist (JA), Eagles Nest Management Services; Linda St. John (LSJ) and Paul Camillo (PC), Design Review Committee (DRC); JoAnne Nadalin representing the Osprey Subassociation

PROXIES: John Taylor (JT) to GR, Judy Camp (JC) to GR

GR called the meeting to order at 4 pm.

RESPONSIBLE GOVERNANCE POLICIES: LS presented an updated document which was approved by our attorney Noah Klug. The Board reviewed the policies and made some minor revisions. **LS moved that the amended Responsible Governance Policies be approved. GR seconded and the Board unanimously approved.** The document will be incorporated in the By-Laws.

BUILDING AND GROUNDS: JT, who could not be at this meeting, sent a written report. All damages to the South Golden Eagle Entrance by created by Excel Energy and Comcast are being repaired at their expense. The weed project is proceeding with over 40 volunteers attending three training sessions and receiving specific areas to survey and report on. Spraying will begin the week of June 22nd.

COMMUNITY CENTER REDESIGN: JE presented final conceptual drawings of the proposed work. There is \$2000 in this year's budget for this project. **JE moved that we move forward and get bids for the work as presented in the conceptual drawings. LS seconded and the motion was unanimously approved.**

SOUTH MARYLAND CREEK RANCH DEVELOPMENT: The Town Council of Silverthorne has approved the project. Home construction in the area adjacent to Three Peaks will not begin for 5 - 7 years; however, Maryland Creek Trail (access road from Three Peaks) will be paved in a couple of years and attention will be needed regarding inclusion of traffic calming devices as committed by SMCR. There is nothing more to be done on the subject.

VERIZON CELL TOWER: The ENPHA Board has met with both the engineers and construction crew who prefer the Community Center site to the Raven Parking Lot site. An open house with Verizon will be planned to allow ENPHA owners the opportunity to learn more about the project and to voice any questions / concerns. JoAnne Nadalin, representing the Osprey

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Subassociation, advised that the Osprey is opposed to the project, contending the cell tower does not belong in a residential community and should be located in a commercial site.

FOXFIELD TOWNHOMES DEVELOPMENT: The project will be discussed at a Planning Commission hearing on June 30. The Board will provide the following comments (due June 16): (1) no opposition to the rezoning to residential, (2) based on a meeting with the applicant and review of preliminary site layouts, we believe compatible density to The Ponds to be 12 - 15 units; (3) ENPHA Development Standards for setbacks are 25' front and rear and between 10 - 15 ' between multi family buildings; and (4) building height maximum is 35' from original grade.

FINANCIALS: Reports are on the Website.

DRC: **GR moved that The Board appoint LSJ and PC to be joint DRC Representatives to the ENPHA Board. LS seconded and the Board unanimously approved.** PC reported that there are eight houses under construction.

WEBSITE: RFP's are due back by June 19. The review committee includes JC, JT, Fred Stanley and Rich Waterman (advisor).

COMPLIANCE: JA reported more trailer like vehicles around and one home with temporary greenhouses. He suggested we may need to review policies regarding the ability of owners to provision their campers at home.

E-MOTION, approved on May 24: **JE moved that due to the mixed views within our community regarding the South Maryland Creek Ranch proposed density increase, the ENPHA Board of Directors elects to not take a position on the density increase or the merits, pro or con, of the South Maryland Creek Ranch Major PUD Amendment proposal that is before the Silverthorne Town Council at a hearing on May 27. Any ENPHA Board member or Design Review Committee member who elects to provide an opinion in writing or verbally at the hearing regarding the density increase and / or merits of the proposed Major PUD Amendment at the hearing does so as an individual citizen. GR seconded and the motion passed by a majority vote.**

ENVIRONMENT: JE reported that we will be notifying owners with dead trees that they must be removed. He also suggested that we may need new gravel on some of the trails.

SUBASSOCIATIONS: The Hideaway has a new President, Chris Dorton.

GR adjourned the meeting at 6:20.

Respectfully submitted,
Nancy Keltner, Secretary

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Manager's Report June 2015

Stuart Richardson 262-9024

May through June to date has been a very hectic time period. With the arrival of the short spring and early summer most of my work has involved weeds, landscaping and contractor interface.

Golden Eagle Entrance

Attended several meetings with contractors and Board Members.

Inspected the landscaping and directed the contractor on irrigation, lawn cleanup and flower arrangements.

Reviewed the irrigation placement and startup with the contractor.

Sprayed the adjacent property to the north eliminate weeds impacting our property.

Weed Management

Handed out sprayers and chemicals to 5 residents.

Inspected several open spaces for weeds.

Attended 3 meetings and interfaced with the weed inspectors.

Met with our weed spraying contractor to discuss this summer's program and schedule.

Sprayed portions of the Middle Trail for weeds.

Community Center

Planned and managed our successful Work Day at the Community Center. Approximately 20-25 people attended the session and most of our tasks were finished.

Continued to wash the Pavilion Deck for bird droppings and now the installed bird netting appears to have taken care of the problem.

Center scheduling is getting quite frequent and the Center is being well utilized. See below.

Met with the Cell Tower Consultants and went over the locations and points of access.

Conducted the first mowing of areas around the trails, horse shoe pit, volley ball court, and picnic areas. The contractor will then follow these cut lines.

I am currently working on reinforcing the basketball hoop assembly and installing a new rim and net.

Community Center Utilization

Activity Class	May	June- Scheduled to date
Civic	4	3
ENPHA	11	5
Paid	4	3

JUNE COMPLIANCE

Boat on trailer removed

Camper trailer removed

I have two issues that I would like to discuss with the board.