

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80498
February 11, 2016 Minutes Regular Board Meeting**

BOARD MEMBERS PRESENT: George Resseguie (GR), Len Shipman (LS), Linda St. John (LSJ), Paul Camillo (PC), Judy Camp (JC), and Cindy Gordon (CG),
ALSO ATTENDING: JoAnne Nadalin (JN), from the Osprey Reserve, John Ahlquist (JA) and Stuart Richardson (SR) of Eagles Nest Management Services, CeCe Daniels (CD), from the Hideaway.

Proxy: John Taylor (JT) to LSJ

GR called the meeting to order at 4:04 PM. He introduced CD to the Board.

MEET PROSPECTIVE BOARD MEMBERS

GR reviewed current Board positions and committees for the benefit of potential candidates attending the meeting (CG, JN, and CD). GR discussed process if more people wanted to run for open Board positions and how the Ballot for 2016 elections should be prepared.

FINANCIAL REPORT

JC is closing 2015 Financials and making minor adjustments. Year-End close will be sometime in February. The projected surplus of \$18,000 moved reserves for Community Center furniture. The DRC will have about \$7K in surplus funds -- \$6K will be set aside for potential future legal expenses.

ENPHA Dues collection reports 665 members have paid of the 784 members billed. Approximately 30 residents replied to part-time rental information requests. JC reviewed late fee policies and procedures. LS will prepare a collection letter consistent w/Governance Values for review by the Board and then send to Peggy Long for mailing. Late fees (\$100/month) will be assessed for payments after April 1.

COMMUNITY CENTER REMODEL

LSJ reviewed the 2 bids. Alpenhause bid was \$\$62,000 for total project. Neu Designs bid was \$33,500. Both bids include Dry Bar and Office. Permits were not included in either bid. LSJ explained each line item in the Neu Designs bid. **Board Motion: JC made a motion to choose Neu Designs for the CC remodel. LSJ and PC to negotiate renovation for \$32,000 for structure and \$15,000 for furniture with the total project not to exceed \$47,000. Seconded by GR and passed unanimously.**

ANNUAL MEETING PLANNING GR reviewed the Annual Meeting Plan, the Meeting Packet, and the Agenda. Raven representative will hopefully be Don DeSchepper, the Head Groundskeeper. Stuart will arrange for a sounds system. The Meeting Packet will be mailed the first week of March.

MANAGERS REPORT

Christmas decorations have been taken down. A leak in the Community Center roof was identified. Managers will request a bid from Raven Snowfighters for clearing ADA route to the Community Center for next year. Snowshoe Party on February 20, 2016 anticipates 40-50 people. Work continues to prepare a Scope of Work for a cleaning contractor.

NOXIOUS WEED MITIGATION

JN shared noxious weed handouts for the Annual Meeting. Additional weeds have been added to the original list. No word on Grants yet. Sprayers will continue to be loaned out with pesticide provided by ENPHA. (SR)

PROJECTS/DEVELOPMENT

The Foxfield Property has been put up for sale. Developers for Silver Trout are in discussion with the Town, but have not submitted a formal application.

VERIZON CELL TOWER. Three areas of focus were discussed as follows:

- Design – The DRC has received site plans and will finalize a review by the end of Feb.
- Lease Agreement – GR is reviewing proposed changes with Verizon and Noah Klug, the HOA attorney. Anticipate completing the review by the end of March.
- Bureaucracy – New information is needed regarding permitted uses on the C. Center site, possible intrusion over a Town easement, Town requirements for reviewing the Project details, steps required by the HOA regarding Plat notes, and steps with the Town to finalize any PUD changes. Work is underway; timing is end of March.

DRC

PC provided update on activities. There are 6 new starts in approved for the spring. Two properties are very near completion. DRC anticipates more new construction requests.

WEBSITE

SR and LS have been working together to keep CC reservations up to date. LS discussed anticipated changes to Microsoft and its affect to the website. Reservation system is ready to be launched on March 1. JC made some payment suggestions and for internal controls. Bookkeeper, Peggy Long, recommends using PayPal. This should not hold up the launch of the system. GR, LS and JC will work on PayPal with Val Connelly (ThreeBeesKnees).

SUB-ASSOCIATION GRANTS

The Osprey and The Ranch have submitted grant requests totaling \$3,700. The Aspens will be submitting a request soon. It is anticipated theirs will be \$1,500 - \$2,000. GR to remind other Sub-Associations to submit by mid-March.

APPROVED CONTRACTORS

JC discussed Financial Rules regarding Approved Contractors. These contractors generally have particular knowledge of ENPHA, its members and/or its procedures and have a prior record of excellent performance. For 2017, all contracts either will be awarded by through a competitive bidding process or the contractor will be identified through a Board resolution as an Approved Contractor.

EXECUTIVE SESSION

GR called a motion to move into Executive Session. The non-Board members left the meeting. **The motion was seconded by PC and approved unanimously.** Following discussion in the Executive Session, **GR moved and LS seconded to move out of Executive Session; motion passed unanimously.** **GR made a motion to finalize a new contract with Eagles Nest Management Services for the period April 1 through December 31, 2016 by the end of March, when the present month-to-month contract expires.**

The meeting was adjourned by GR at 6:35 PM.

Respectfully submitted by
Cindy Gordon, Secretary