

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
November 8, 2018 - Minutes Regular Board Meeting

BOARD OF MEMBERS PRESENT: George Resseguie (GR), President; Judy Camp (JC), Treasurer; Paul Camillo (PC), Building and Grounds; Bob Mock (BM), Environmental; Linda St. John (LSJ), Vice President & DRC; Cindy Gordon (CG), Secretary

Eagles Nest Legal Council: Noah Klug (NK), Klug Law Firm

Eagles Nest Management Services: John Ahlquist (JA)

Sub-Association Presidents: David Woodland, Aspens (DW), David Diehl, Hideaway (DD)

GR called the meeting to order at 3:00. Board meetings will now begin at 3:00. The Board decided that Board Meetings will begin at 3:00 PM on the second Thursday of the month.

Hearing to discuss Daycare Center in the Aspens

NK led a discussion regarding a proposed Settlement Agreement from a homeowner who has been operating a daycare center in violation of ENPHA Decs & Covenants and PUD zoning. It was agreed the NK would make revisions to the proposal and return it to the Board for further review.

DW and NK excused themselves from the meeting after the Daycare Center issue concluded.

Compliance

Submitted by JA
Monthly Report

Two real estate signs were out of compliance. JA made a personal visit on one and a phone call on the other. He then followed up with emails that explain ENPHA rules. Both said they would order signs.

Financial Report

Submitted by JC

2019 Budget requests and rationale discussion

JC reviewed the current budget and overages as well as the 2019 budget. There will be some changes to the Weed Spraying program in 2019. Any changes to the proposed budget should be sent to JC by Nov. 30.

October Financial Results

October financial statements have been posted to the website.

Major expenditures this month included \$3,526 for water at the South Golden Eagle entrance from July 1 through September 30 and \$864 for water at the Community Center for the same period. \$1,151 was paid to Neils Lunceford for the second round of noxious weed spraying on properties where weeds were not eradicated with the first round. Grants of \$2,500 to The Aspens for their new sign and \$1,250 to The Osprey for landscaping were also paid this month. Expenses overall are well within budget although some line items exceed the annual budget.

The DRC is ahead of expectations in both income and expense as a result of continuing high levels of activity.

The Board discussed a proposal to establish two categories of e-blasts to allow homeowner's to "unsubscribe" to each category separately. The board determined two categories are not necessary at this time, although it would be OK to change the process of sign up for e-blasts if needed to ensure compliance with "unsubscribe" requirements.

Collections

Eight homeowners had not paid their 2018 noxious weed-spraying fees as of October 31st. One homeowner contacted us about payment and the other seven have been sent third past due notices including late fees \$25 per month as of October 31.

DRC fines for the homeowner who had not complied with design guidelines related to yard art are \$8,424 at the end of September including the initial fine, fines for a continuing violation through April 23, legal costs, late fees and interest.

JC excused herself from the meeting following the Financial Report.

Town of Silverthorne

Submitted by JN

Highlights only for the minutes

- Park funding-install improvements at Maryland Creek Park. Identify connection from Smith Ranch to Trent Park in 2019
- Request to consider home daycare in Smith Ranch-focus instead on the already allowed day care center in the commercial area
- Unlicensed day care in The Aspens-staff to handle
- Short term rental ordinance implementation-allow 6 month transition period for compliance with occupancy limits for rentals booked prior to implementation date
- ENMD dissolution-Town Attorney recommended supporting this and having any excess funds remitted to the Town
- Short Term Rental Ordinance-adopted

- Fourth Street Crossing preliminary PUD and preliminary site plan-approved with multiple conditions, including revising architecture to be more timeless and have more of a mountain feel; and ensuring transit center is set up in a way that will work for locals and visitors for years to come.
- Century Link-may consider moving based on current staffing

Building and Grounds

Grounds and Entrances

South Entrance - Top dressing has been deferred till Spring due to the latest round of weather. Looking at installing a wireless sprinkler control system which will help control the daily watering.

Raven entrance - continuing to work with the Raven on possible landscaping project for next year.

Community Center- The south facing hillside between the CC and the Verizon building was seeded with a straw mat wild flower mix .

Community Center usage events

8 MahJongg , 3 Enpha, 2 Non profits and 1 paid events

Raven Update

First Friday at the Raven this past Friday was a huge success. Approximately 300 people attended. Fall menu will be out soon and has been expanded. Raven Restaurant will be open Thursday-Sunday. Check their website for specific hours and information. (<https://www.ravenatthreepeaks.com/facilities/barandgrill/>) Christmas decorations will be up soon. Plowing contracts are still available to residents of Eagles Nest.

Environmental

2019 Weed Mitigation Program

BM explained the changes to the weed program for 2019, to reduce costs and streamline the process. Information regarding the 2019 weed program will be in the January Annual Dues mailing.

Trees and Trails

There were no complaints and no request related to weeds, trees and trails.

We are now in the planning mode for next season. Any thought you might have please let us know.

Thank you to all who help in any way to make improvements to our great neighborhood.

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

DRC

Open Projects/Financials

Concept - 4

Preliminary - 8

Notice to Proceed - 1

Under Construction - 9

Completed or TCO - 4

Modification Approved - 3

Modification Under Construction - 3

Modification Completed - 2

Total Projects – 34

Silver Trout is moving along. Foundations are in and roads are paved.

Eagles Nest Metro District

Next meeting timing and agenda

The next Board meeting will be in late November or early December. Agenda items will include adopting a budget and setting the mill levy for 2019. A partial repayment of the 2019 bond was approved at the September meeting.

Lee Leavenworth, ENMD, met with the Town Attorney to discuss the dissolution of the District in 2019. The Attorney recommended the Town support the dissolution and that any remaining funds (estimated \$15-\$20K) be remitted to the Town. ENMD contends the remaining funds should be distributed to the HOAs within the District. Awaiting a response from the Town.

Other

New Development at The Ponds

There is nothing happening at this time on this development.

Short-Term Rentals communication to owners

TOS has updates on the short-term rental program on the back side of the most recent water bill.

Executive Session

JA and DD excused themselves from the meeting before the start of the Executive Session.

Board Motion: GR moved to go into Executive Session at 5:00 PM to discuss a contract for a new Compliance Manager. CG seconded and the motion passed unanimously. He also moved to reconvene the meeting after the Executive Session at 5:15 PM; CG seconded, passed unanimously. It was agreed to have further discussions with a local property management company.

Adjourn

GR adjourned the meeting at 5:25 PM

Respectfully submitted,
By Cindy Gordon, ENPHA Secretary