

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
September 10, 2020 - Board Meeting Minutes

Board Members Present: George Resseguie (GR), President; Paul Camillo (PC), Building and Grounds and DRC Co-Chair; Judy Camp (JC), Treasurer; Mike McAntee (MM), Environmental; Ty Drake (TD), Environmental; Julie Chichlowski (JLC), Secretary

Summit Resort Group (SRG): Kelly Schneweis (KS)

Call to Order

GR called the meeting to order at 3:00 PM via Zoom

Agenda Review: No changes

Proxy: Linda St. John (LSJ), Vice President & DRC Co-Chair to GR

Treasurer's Report - JC

August Financial Results – ENPHA

This month's revenue includes \$400 in late fees collected at a property closing and \$4,050 in accrued assessments for a compliance violation.

This month's expenses for tree removal/fire mitigation of \$20,500 include \$15,000 for tree removal along the Eagles Nest Trail near Two Cabins, \$4,900 for the ENPHA chipping program and \$600 to re-seed the Two Cabins area damaged in the tree removal process.

Costs for the annual meeting held August 29th were \$4,155 primarily for mailing a second set of meeting materials to all of our homeowners. This line item is now over the original budget, but will be made up by other line items that are under budget.

Collections

As of August 31, one homeowner is delinquent on 2020 dues and one homeowner is delinquent on both 2020 and 2019 dues. A third owner owes \$4,050 in fines for a camper topper stored on premises. All past due accounts are billed monthly including late fees, interest and legal costs as appropriate.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art were collected in August when the home was sold.

2020 Budget Adjustments

JC reviewed recommended adjustments for the 2020 budget. In general, Revenue shortfalls were offset by a reduction in Expenses. Operating contingency as a percent of revenue is now at 29% vs. 25%. GR

suggested that the \$4,000 expense previously approved for the Hideaway playground project be charged to the Open Space & Trail Maintenance line item.

Board Motion: JC made a motion to accept the proposed adjusted 2020 budget as amended. Seconded by MM. Approved unanimously.

2021 Budget Process and Timeline

JC reviewed the proposed timeline, assumptions, expenditures, account owners, and budget philosophies. The ENPHA Budget Philosophies as adopted by the Board on September 12, 2019 were confirmed. Special projects under consideration for 2021 include fire mitigation. The need for an overall plan to address both standing and down dead timber was discussed.

Compliance - KS

Current compliance observations include trailers, wheelbarrows, exterior lighting, political signs, and slash piles. Slash piles are currently being picked up by the Summit County chipping program. A couple of new trailer observations were noted; owners have been notified of a 48 hour removal request. 1756 Falcon Drive truck topper has been removed. An e-mail blast regarding guidance on the display of political signs will be sent to all owners.

Board Motion: MM made a motion that all prior ENPHA guidance regarding political signs be amended to conform to Colorado Revised Statutes section, 38-33.3-106.5. To that end, no political sign, as described by the subject statute, shall be displayed earlier than 45 days before the day of the election. Further, no political sign shall be larger than thirty-six inches by forty-eight inches. All signs must be removed within seven days after the election day. Finally, there will be no more than one political sign per political office or ballot issue per property. Seconded by JC. Approved unanimously.

Outside Kayak Storage

GR will follow up Silver Trout and Ponds developer to discuss storage when a kayak is not in use, i.e. garage/shed, consistent with the ENPHA Decs.

Environmental - MM/TD

Weeds, Trees, and Trails

The weed program, tree removal, and ENPHA chipping program have all been completed. Pea gravel still needs to be placed on the HOA path to restore the path to its original condition.

Building and Grounds - PC/TD

South Entrance

Bids are being solicited for moving the back flow preventer valve from the concrete vault

approximately 10 feet below the ground. The Town of Silverthorne water department is requiring that this is completed before next spring. Proposals will be presented to the board before the end of the month.

The sprinkler system will be turned off the first week of October. Working with contractor Neils Lunceford for a season wrap up.

Community Center

Due to the COVID-19 situation the CC is still closed until further notice.

Raven Middle Entrance

Escalante, owner of the middle entrance property, has been contacted to determine next steps.

DRC - PC/LSJ

Open Projects
0 - Concept Approved
2 - Preliminary Approved
6 - Final Approval
25 - Under Construction
0 - TCO (Temporary Certificate of Occupancy)
0 - CO (Certificate of Occupancy)
0 - Modifications Approved
8 - Modifications Under Construction
2 - Modifications Completed
43 - Total Projects

Sub associations - GR

Osprey Landing Project

TOS approved a grading permit with the condition of DRC approval. The DRC denied the application at its monthly meeting in September.

Lot B/Hideaway Park

The Hideaway has begun working to prevent the Park from reverting back to natural. In 2020 this included topsoil, hydroseeding, and sod. The focus in 2021 will be primarily installation of an irrigation system. GR will contact Dave Diehl, Hideaway President, to discuss scope and costs.

2020 Annual Meeting - GR/JLC

Meeting minutes and Owners Q & A have been posted to the website. Several follow-up items are underway.

Town of Silverthorne Update - GR

Nordic Skiing Program at The Raven

The Town has asked for feedback regarding potentially relocating the Nordic skiing program from The Raven to the Maryland Creek Park. GR to follow up with TOS and The Raven to discuss how to ensure a robust, high quality program for the upcoming season, including possible funding from the HOA.

Website Updates - LSJ

None

E-Mail Blasts - TD

None

Executive Session - not needed

Adjourn

GR adjourned the meeting at 4:46 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary