

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
January 14, 2021 - 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; Sandy Mesinger (SM); Julie Chichlowski (JLC), Secretary.

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

ENPHA Residents: David Diehl, President - Hideaway; Alan Stremel, President - Elk Haven; Mike Graham, Elk Haven; Linda St. John, DRC Co-Chair; Brian Underwood, The Ranch

Call to Order

GR called the meeting to order at 3:00 PM via Zoom
Agenda Review: No changes
Proxy: none

Elk Haven Presentation - Alan Stremel, Mike Graham

Alan described the issue regarding the trespassing behavior of sledders and snow boarders in the Elk Haven sub-association. GR will draft a response regarding possible alternatives to address the issue.

Board Candidate Brian Underwood

Brian was invited to attend the Board meeting upon expressing interest in joining the Board. He provided a brief introduction of his background and experience.

Compliance - KS

Compliance issues included various items stored outside (trash bins, ladders, pallets, canoes, trailers). Letters of notice have been sent to respective owners, and owners are generally responsive. The Silver Trout exterior storage for kayaks is still pending a discussion with the developer.

Annual Owners Meeting - GR

The annual owners meeting is scheduled for Saturday, March 20, 3:00 PM Mountain Time via Zoom. It was agreed that only one informational packet will be sent to each owner. Due to significant changes in our normal meeting procedures, primarily the incorporation of an Annual Disclosure Report into the Financial Results and a contested election, a new meeting agenda will be required. GR will work with the HOA attorney to develop the details. It was also agreed that the Annual Board meeting will take place 1 week after the Annual Owners meeting.

Director Roles and Responsibilities - All

The Board discussed a potential framework for the financial work of ENPHA, segmenting the duties into 3 categories: book keeping, accounting, and Treasurer. JC and SM to develop a proposal of how to

structure this area of responsibility, and present to the Board at the February meeting. It was decided that responsibility for the Noxious Weeds program be retained by the Board.

Board Candidates - GR

There are 3 people plus 1 incumbent (GR) that have expressed interest in the 2 director positions that will be open in March 2021. This will result in a contested election, a first for ENPHA. GR will seek counsel from the HOA attorney regarding an election process.

Treasurer's Report - JC

December Financial Results – ENPHA

This month's revenue includes \$4,867 of fines and interest due from two homeowners who are delinquent on their dues. These amounts are recorded at year-end to reflect our accrual method of accounting.

This month's largest expenditures were \$6,250 in sub-association grants (\$2,750 for The Osprey berm improvement project and \$3,500 for The Ponds irrigation project) and \$4,747 for holiday decorations at South Golden Eagle, Raven and North entrances. Annual depreciation expense of \$31,618 was recorded this month in accordance with our accrual method of accounting.

All other expense items were routine and although a few line items are slightly over budget, we ended the year well within budget overall.

Collections

As of December 31, account receivables totaled \$5,467 with one homeowner delinquent on 2020 dues and one homeowner delinquent on both 2020 and 2019 dues. All past due accounts are billed monthly including late fees, interest and legal costs as appropriate.

December Financial Results – DRC

Both review fee revenue and architect fee expense exceeded budget for the year as a result of a high level of construction activity. Legal expenses exceeded budget by \$1.5K due to the Osprey Landing development proposal. Net income was just \$233 for the year and will go into the reserve fund.

Town of Silverthorne (TOS) Update - GR

A PUD (Planned Urban Development) proposal has been filed for an area north of 4th Street.

Nordic Skiing Program at The Raven - TD

The program is going well, with 3 individuals providing the grooming services (paid by TOS). Snowshoers are asked to refrain from walking on the groomed portion of the trail.

Update By-Laws - GR/MM

MM to formulate general guidance for amending the By-laws, which the Board will review at the February meeting.

Environmental - MM/TD

Weeds, Trees, and Trails

No report.

Building and Grounds - PC

South Entrance

The Christmas lights will be removed this month at the South and Raven entrances.

Community Center

The boiler at the CC stopped working this month and repairs are underway. A pump motor needs to be replaced. The boiler should be repaired this week. In the interim, the fireplace and additional space heaters are keeping the temperature around 58F.

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

Raven Entrance Project - TD

A survey of the entrance property is needed to proceed with this project, and TD will consult the HOA attorney before moving forward.

DRC - PC

Open Projects

- 7 - Concept Approved
- 6 - Preliminary Approved
- 6 - Final Approval
- 20 - Under Construction
- 1 - TCO (Temporary Certificate of Occupancy)
- 1 - CO (Certificate of Occupancy)
- 4 - Modifications Approved
- 4 - Modifications Under Construction
- 0 - Modifications Completed
- 49 - Total Projects

Sub-associations - GR

Tract B/Hideaway Park

The Hideaway has recommended that the previous playground area receive an irrigation system and grass. The 2021 budget includes a \$4,000 placeholder in support of this project. GR and Dave Diehl to finalize the required funding.

Osprey Landing Status

The developer has begun steps to prepare a Site Plan for the project. Presently, the plan includes 18 units of residential density, consistent with the Town's limits for the parcel. GR and a representative from The Ponds will meet with the developer next week.

Website Updates

None

February Newsletter/Email blast - TD

The board discussed several topics to be included in the newsletter. TD to draft and send to Board for comments.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 5:25 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary