

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**March 11, 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; Sandy Mesinger (SM); Julie Chichlowski (JLC), Secretary.

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

ENPHA Resident: Kathleen Branch

**Call to Order**

GR called the meeting to order at 4:00 PM via Zoom

Agenda Review: No changes

Proxy: none

Absent: Ty Drake (TD)

**Motion: JC moved to authorize Sandra Mesinger on behalf of ENPHA to enter into a contract with Stuhr and Associates, LLC, to provide accounting and tax services at a cost of \$3,055 not previously included in the ENPHA budget. Second by PC. Motion approved via email vote.**

**Compliance - KS**

Compliance issues included:

- 1756 Falcon Drive owner needs a couple more weeks to remove trailer
- 106 Blue Grouse owner was notified by Wilderrest Property Management about the door stored on the exterior of the property
- 1819 Falcon Drive owner is working on relocating materials and canoe stored on the exterior of house
- 200 Arnica Lane owner is seeking help from neighbors to assist with trash bin timely removal

Owners have been notified of all compliance items. A preliminary discussion took place with the Silver Trout Property Management company, who is working on a solution for kayak storage.

**Annual Owners Meeting Saturday, March 20, 3:00 PM - GR**

The meeting packet mailer was mailed out February 19. As of March 10, 193 proxies have been received, exceeding the quorum requirement of 163 properties. An e-mail blast with the zoom link will be sent prior to the meeting.

**Treasurer's Report - SM**

February Financial Results

Income consisted of annual dues totaling \$162,600 billed in January to 813 properties. There are 30 properties outstanding as of February 28<sup>th</sup>. Commencing March 1, the \$100 late payment fee will be assessed. Noxious Weed Spraying fees totaled \$14,750 through February representing approximately

368 homes to date. Discounts for early payment totaling \$1,720 brings the net income for this program to \$13,030.

Collections:

Accounts Receivable totaled \$5,467 with one homeowner delinquent for 2021 and 2020 dues and another delinquent for 2021, 2020, and 2019 dues. All past due accounts are billed monthly including late fees, interest, and legal costs as appropriate.

Expenses:

Annual meeting expenses through February are \$3,108 against a budget of \$4,200. There are now 813 properties and the budget was based on 800 properties. Increase in postage and supplies could cause expenses to exceed the budget.

Engagement of CPA:

On March 1<sup>st</sup> SM, on behalf of the Board, signed the engagement letter with Stuhr and Associates LLC to prepare financial statements, financial statement reporting, evaluate ENPHA compliance regarding our tax-exempt status, and prepare the Federal tax returns.

Treasurer's Roles & Responsibilities

The year end financials will transition to the CPA as stated above. The book keeper will take on some additional duties, and MM will be authorized to sign checks in SM's absence as needed.

February Financials - DRC

As of February 28<sup>th</sup>, Compliance deposits totaled \$297,000. Review fees collected for 2 months total \$18,250, representing 34% of the budget.

**Motion: MM moved to require that all checks above \$5k need the signatures of 2 Board members. Previous threshold was \$2.5k. Second by SM. Motion approved unanimously.**

**Town of Silverthorne (TOS) Update - GR**

The Town Council will be reviewing a Final Site Plan to construct 19 townhomes and 16 single family residences on a site called "Summit Blue" on 6<sup>th</sup> Street across from the Town Hall. The present building on the site is owned by Qwest and will be demolished. There is no firm timing for when construction will begin.

**Update By-Laws - GR/MM**

GR and MM proposed to proceed with updating the by-laws. MM has started the re-write process and will send the Board a draft for review.

**Environmental - MM/TD**

Weeds, Trees, and Trails

No report.

## **Nordic Program Update - TD**

The course is lacking snow, but the team thinks it can stay open through the weekend. Monday, March 15 is the last day per the contract. The Raven has tried to not disrupt the nordic program as they prepare for spring (clearing greens, cart paths, etc.). There will be a post-season meeting with The Raven and TOS to discuss how this year went and whether we should continue next year.

## **Building and Grounds - PC**

### South Entrance

The timing as to when to prepare the main water sprinkler line to install the backflow preventer and the water pressure valve will be determined later this month as the snow starts to melt. All contracts have been signed with Neils Lunceford for the maintenance of the South Entrance and Community Center for this year. Payment is scheduled before April 1st in order to receive the 8% discount.

### Community Center

An ice dam issue caused a water leak on the front porch. The ice dam was removed and subsequent repairs will be addressed later this year. The Board will consider the potential re-opening of the Community Center this year. Due to the COVID-19 situation it is still closed until further notice.

## **Raven Entrance Project - TD**

A contract was received from Escalante regarding the entrance. GR, PC, TD, and the HOA attorney will meet to discuss it and then review it with the Board at a future meeting.

## **DRC - PC**

The committee reviewed 1 concept, 3 preliminary, 3 final, and 1 major modification submittals. There are 19 homes and 4 modifications under construction. DRC committee members review all applications and manage all the construction projects from start to finish.

The DRC's current architect Mike Houx is retiring after 8 years and will be leaving after the April monthly meeting. The DRC has interviewed and selected Adam Savage with Savage Architects, Inc., who will start at the April meeting.

While this year has been extremely busy with applications for new homes, it is anticipated that the number of requests will start to slow down. A recent survey indicates that there are approximately 48 vacant lots left in the Eagles Nest HOA and one vacant parcel - Osprey Landing. The construction of 28 units in Silver Trout is in the last phase with the final 3 duplexes under construction. Currently 2 new homes are scheduled to start construction in March with up to 7 pending to start this spring.

The DRC is in the process of completing the Guidelines revisions and registration this month. This revision is the first in 5 years. Special thanks to TD for his computer skills to help update the PDF files.

## **Sub-associations - GR**

### Tract B/Hideaway Park

The Hideaway is working to complete the restoration of this site, of which ENPHA owns 25%. GR to attend the sub-association Board meeting to determine next steps, including possible use of the 2021 Grant Program.

#### Osprey Landing Status

The Town has requested comments on the PUD (Planned Urban Development) from ENPHA and other “referral agencies” to determine whether or not to approve the project. Their current PUD application is asking for 6 triplexes or 18 units to be built on the property adjacent to the Ponds. It is believed that the project details do not comply with the ENPHA Decs and Covenants or the DRC Guidelines. GR and PC are working with the HOA attorney on a response.

#### 2021 Grant Program

Sub-associations will be asked to submit their grant requests for 2021. Requests are due in April with \$9k available.

#### **Website Updates**

The Eagle Nest Metropolitan District (ENMD) information will be removed as it was dissolved in 2020 after the final assessment in 2019.

#### **April Newsletter/Email blast - TD**

No topics were discussed. It is thought that the Annual Owners meeting will provide a forum for items of interest. The next newsletter will include slash pile information.

#### **Other**

As this was JC’s last meeting, she was recognized by the Board for her 6 years of service on the Board as Treasurer. Thank you Judy!

#### **Executive Session - not needed**

#### **Adjourn**

GR adjourned the meeting at 5:12 PM.

Respectfully submitted,  
Julie Chichlowski, ENPHA Secretary