

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
September 13, 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 Residents: JoAnne Nadalin (JN), David Diehl (DD)

Call to Order

Call to order: GR called the meeting to order at 3:00 PM

Recognition of JoAnne Nadalin

GR presented a thank you gift to JN for volunteering on the weed program and for providing all the TOS updates to the BOD.

Transition Planning

Board Roles & Responsibilities

GR distributed BOD Realignment as prepared by him.

New Compliance Manager

John Ahlquist is retiring at the end of this year. GR is proposing the BOD contact Summit Resort Group to potentially assume responsibility for Compliance Management. DD complimented the work by Summit Resort Group. New Compliance Manager could also perform DRC Compliance. PC & GR will meet with Summit Resort Group next week.

Replacement for Jim White

The BOD discussed whether a Co-Environmental Chair was necessary. JN suggested the BOD check into available Grants for fire mitigation. BM will work on finding contractors to outsource some of the projects as needed. At this time, BOD will search for a resident to fulfill the remainder of JW term.

Financial Report

Submitted by JC

August Financial Results

August financial statements have been posted to the website.

In August, participating sub-associations were billed a total of \$1,518 for weed spraying based on actual minutes spent in in each area. Revenue from the noxious weed-spraying program exceeds budget because of increased participation and holding fees at \$50 per property this year vs. \$40 budgeted. Special assessment revenue was reduced by \$5,221.99 reflecting the settlement reached with the

homeowner responsible for tree cutting on HOA property. ENPHA was reimbursed for our cost of replanting trees last fall plus legal costs related to the issue.

Expenditures this month included \$1,080 for deep root feeding of trees on common property and \$3,150 for grants to The Hideaway, Fox Valley and The Ranch. Expenses overall are well within budget although the line item for Community Center - Other Building and Parking Lot Maintenance is over budget for the year because asphalt replacement was budgeted as a capital expenditure, but cost less than the amount needed to qualify as capital and therefore recorded as an operating expense.

The DRC is ahead of expectations in both income and expense as a result of continuing high levels of activity. \$1,500 was transferred from the DRC to ENPHA for annual insurance premiums and other shared costs.

Collections

As of 8/3, all 2018 annual dues have been collected. One account was settled by transferring ENPHA's lien to a third party in exchange for a payment of \$1,975 – the full amount owed.

A settlement was reached for the Special Assessment related to Tract J during August. While the settlement agreement was in process, the homeowner remitted \$1,000 that was not contemplated in the agreement resulting in a balance due for that line item on the balance sheet. The settlement check was received in August and \$1,000 has now been refunded to the homeowner.

DRC fines for the homeowner who had not complied with design guidelines related to yard art are \$8,199 at the end of August including the initial fine, fines for a continuing violation through April 23, legal costs, late fees and interest.

2019 Budget

*Confirm timeline and account “owners” – JC discussed the timeline and account owners. Changes were noted and JC will update.

*Review/amend existing budget philosophies – JC reviewed with BOD.

Monthly Financials

Accounts Receivable/Collections – Two outstanding collection items were resolved in 2019.

Resolution #2 Regarding 1819 Falcon

JC explained the need for the resolution, based on review by ENPHA Attorney.

Board Motion: CG made a motion to accept the Resolution No. 2, Series 2018 as written. The resolution approves the Judicial foreclosure of Lot 2, Eagles Nest

Filing No.5, Phase No.1; and setting forth details in regard thereto. Seconded by JC, approved unanimously.

Town of Silverthorne

Submitted by JN

Updates

- Property tax survey-people happy with the direction the town is going but don't want a property tax to continue same pace of quality of life projects
- Short-term rentals-drafting ordinance to implement special accommodation license. Will enter into contract along with other towns for a compliance company to monitor licenses and run call center for complaints. Investigating whether HOAs can be informed of accommodation licenses issued and/or complaints. First draft available at:

<https://silverthorne.civicweb.net/document/13223/9-12-18%20Work%20Session%20Packet%20Short%20Term%20Rental%20Regu.pdf?handle=5FB53FBF4F894EB18D7656F0B151CCD3>

Likely change will be to add some portion of costs of code enforcement officer due to expected increase in compliance calls and developing tiered fee structure-based either on number of bedrooms or advertised number or occupants

- Smith Ranch phase one is sold out-applicants in the process of choosing their units.
- Fourth Street Crossing developer has proposed a metro district for the residential properties and a business improvement district for the commercial properties. BID approved last night, metro district approved on first reading
- Several tax matters to be on November ballot-county mill levy to raise \$8.8 million/year for wildfire (\$1 MM); recycling/composting including recycling drop off center near Silverthorne (\$1.7 MM); mental health (\$2 MM); early childhood care (\$2.5 MM); building improvements including childcare center in north part of county (\$1.6 MM)
- LDFD and Copper Mtn Fire proposing to exempt from Gallagher
- Uprail Sports Bar to open in Old Chicago space in La Quinta-hope to open Thanksgiving weekend
- Blue River Flats time extended to complete sidewalks, etc due to delays in getting dry utilities designed/installed
- Lake Dillon Theatre planning to install a sign near the theatre patio. Town planning to replace sign on the south side of the entrance to Town Center with an electronic sign. Have requested the sign be dark from 10 pm to 6 am.
- Hudson Park Lofts discussed as a work session item. Developer proposed 142 units (40 units/acre), 13,000 sf commercial or art work space, reduced parking, max height 60 feet. Max height allowed by code is 45 ft, density 16 units/acre. Feedback from council was that it didn't comply with the

Comprehensive Plan or Town Core Design Standards. Unclear whether developer will come back with a proposal that has lower density, lower height, better balance of commercial/residential

- Petroleum haulers are still pushing for a CDOT study and legislation that would allow hazardous material haulers to travel through Eisenhower tunnel with regular traffic. Meeting yesterday with Dillon, Silverthorne, LDFD, County, Millie Hamner, Julie McCloskey and maybe others to again express opposition. Appears there will be a study to identify what upgrades would have to be made to the tunnel fire suppression system to put out a hazardous material fire.
- Silverthorne First Friday will be at the Raven Restaurant on November 2. The event will start at 5:00 PM.

Eagles Nest Metro District

There will be a special meeting of the ENMD Board next Wednesday, Sept. 19 at 4:30 at the ENPHA Community Center to discuss the mill levy for 2019, a prepayment of a portion of the bonds due in November 2019, and actions required to effect dissolution of the District in 2019 after the final bond is paid off. The last 2018 ENMD Board meeting will be held in November to continue discussion and to finalize the 2019 mill levy (expected to be between 5 and 7 mills).

Compliance

Submitted by JA

Three travel trailers that appeared temporary were removed without contact A snowmobile trailer and boat trailer were removed after a phone call. A motor home that appeared temporary was removed without contact. A real estate sign will be replaced after a phone call from the realtor.

A motor home is still an open issue after two personal visits.

Removal of Dead Trees from Private Property – No further action. Anyone that notices dead trees on private property should contact the TOS Code Enforcement Officer.

Tract J Site Rehabilitation – Refund from Ceres has not been received.

Building & Grounds

Submitted by PC

Ground and Entrances

South Entrance - Vol's and Gopher issues continue to infest the South entrance.

Treating bi-weekly

Will start addressing next year's plant requirements. Looking at next year's budget.

Raven entrance - No progress to report.

Community Center - August was a busy month for the CC. All newly planted trees from the Verizon project doing well and have been on a drip system for the summer.

Community Center usage events

7 MahJongg , 2 Enpha, 2 Non-profits, 2 sub associations, 5 socials and 1 paid event.

Environmental

Submitted by BM

Weeds, Trees & Trails

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

We finished the Weed Spraying Program round one. We will be doing a second round of spraying depending on the growth of weeds after the first round. With the summer being so dry there has been less of an issue this year.

Thank you to all who help in any way to make improvements to our great neighborhood. BM is going to talk with Neils Lunceford regarding 2019 weed mitigation program.

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

Sub-associations

Short-Term Rentals – next steps

GR is receiving the rules from the various associations regarding Short-Term Rental.

DRC

Submitted by LSJ

Open Projects/Financials

Concept - 2

Preliminary - 5

Notice to Proceed - 5

Under Construction - 9

Completed or TCO - 2

Modification Approved - 1

Modification Under Construction - 3

Modification Completed - 1

Total Projects – 28

Other

New Development at The Ponds

No new information.

Executive Session -- as needed

Adjourn

GR adjourned the meeting at 5:15 :00 PM.

Respectfully submitted,

By Cindy Gordon, ENPHA Secretary