

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
August 8, 2019 – Board Meeting Minutes

Board Members Present: George Resseguie (GR), Judy Camp (JC), Linda St. John (LSJ), Paul Camillo (PC), Ty Drake (TD), and Mike McAntee (MM)

Summit Resort Group: Kelly Schneweis (KS)

ENPHA Resident: David Diehl, President, Hideaway Townhomes

Call to Order

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

Proxies: Julie Chichlowski to GR

Agenda Review: no changes.

Treasurer's Report (JC)

July 2019 Financial Results

There are no unusual revenue items to report this month.

General maintenance expense for the South Entrance includes \$4,962 for top seeding which was completed this spring. This line item is now over budget, but savings in other line items are expected so that the total budget will not be exceeded. The only other large expense this month was the second quarter water bill for the South Entrance of \$1,084, which is in line for this quarter.

The DRC transferred \$1,500 to ENPHA for shared services including insurance, use of the CC, web expense, etc.

Collections

Four homeowners had not paid their 2019 dues as of July 31 and one has not paid 2018 noxious weed spraying fees. We have now made e-mail contact with one owner whose mail was being returned. He has moved out of the country and we were missed in the move. He has now mailed a check and we are awaiting receipt.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$9,444 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

E-Blasts

An e-blast about weed spraying was delivered to 625 homeowners on July 12 with 378 recipients opening the e-mail for a 60.5% open rate for this e-blast compared with an average open rate of 56.8% for our list of recipients. One member unsubscribed because they are no longer interested.

2020 Budget Planning

Proposed Process:

August/September – Budget owners identify any program changes and obtain cost estimates and bids as necessary, e.g., south entrance, weeds, insurance, etc.

September meeting

- Confirm and/or amend budget philosophies
- Identify any special projects and/or deferred maintenance not already included in the reserve study or brought up previously

October meeting – Budget owners provide budget requests and rationale for their line items to the Treasurer for consolidation into overall ENPHA and DRC budgets

November meeting

- Review 1st draft of ENPHA and DRC budgets including capital expenditures and reserves
- Identify and agree on any changes needed to assure all proposed expenditures are covered by annual income and/or reserve funds as appropriate

December meeting

- Approve ENPHA and DRC budgets including capital expenditures and reserves
- Set annual dues amount and noxious weed spraying fees

Assumptions for first draft:

Revenue (Same as Current)

- Dues - \$200 per property with \$30 directed to maintaining and enhancing capital assets per the 2015 increase
- Cell tower - \$1432 per month plus 3% annual increase in April
- Community Center - \$200 rate for social events per current program
- Noxious weed spraying program – \$35 per lot with \$5 discount for payment with dues
- Fines – nothing budgeted due to uncertainty of this item

Expenditures

- Capitalize and depreciate assets costing more than \$1,500 with a life greater than one year
- “Account Managers (Owners)” as defined in the HOA’s Financial Rules request a budget for each line item based on quotes for work to be done or contracts in place wherever possible
- Account owners to be agreed by Board:
 - **Paul** – Capital expenditures and deferred maintenance (per reserve study)
 - **Paul** - South and Middle Entrances – all accounts
 - **Paul** - Community Center and Common Areas – all accounts
 - **Mike and Ty** – Open space and environmental

- **George/Linda** – Insurance, Legal, Annual Meeting, Sub-association Projects, Other Events, New Development Review, Independent Contractors (SRG), Awards & Recognition, and Communications.
- **Judy** – Bookkeeping, Dues Collection, Data Base Management, Transfer Fees, Office Supplies and Expenses, Community Center Rental expense
- **Linda** - Computer and Web Expenses

Building and Grounds (PC)

South entrance - In planning for fall maintenance of plants and next year planting.

Community Center- no issues

Community Center usage events for July

- 8 MahJongg , 2 Enpha, 3 Non profits, 1 sub association 2 paid events

Community Center Rules and Regulations (MM/LSJ/PC)

Draft of the CC Agreement and Rules and Regulations discussed extensively with focus on wording, consistency between the two documents, and next steps. MM will revise the two documents. LSJ will organize a review.

Compliance (KS)

- Homeowners have been notified of compliance related issues.
- The Board agreed that KS will send non-compliance issues to the Aspens Board to resolve with respective homeowners. The Board will get involved with a homeowner if the non-compliance issue is not resolved in a timely manner.
- Homestead dumpster is being poached from non-resident; management company working on a solution.
- Working with Owners on down or dead tree removal to comply with Silverthorne Town Code.

Town of Silverthorne Updates

Going forward, GR will forward meeting minutes from Planning Commission and Town Council meetings to Board members.

DRC (LSJ)

Open Projects/Financials

Concept – 1

Preliminary Approved – 3

Final Approval -- 3

Under Construction – 23

CO -- 1

Major Modifications

- Under Construction -- 6

Minor Modifications

- Approved – 3
- Under Construction – 2

Total Projects - 42

Environmental (MM)

Weed spraying is on about the same pace as last year. With the notable exception of the north end of the Three Peaks neighborhood, Neils Lunceford personnel believe that we have fewer weeds in our area this year as opposed to years past. Depending on the weather and the progress of the contractor in the Three Peaks neighborhood, phase 1 of the weed spraying should be completed in the next week. Two homeowners paid to have their property sprayed but then choose not to have their property sprayed for weeds. One property owner asked that his property be sprayed after the contractor had sprayed for weeds in that area. The property was sprayed soon after his request. Two sub associations choose to opt out of the weed spraying program.

The trees planted on Tract J in 2017, are doing poorly. GR sought the advice of a tree expert who opined that the trees were dead or dying, largely because of Cytospora. The expert recommended that all affected trees be removed including the trees' root ball. TD will obtain estimates to have the trees removed and a more limited number of trees replanted

Subassociations (GR)

No discussion.

Other (GR/KS)

Eagles Nest Metro District

Next Board meeting will be Thursday, August 15. Key agenda item will be discussion of the dissolution of the District. The final bond will be paid off on August 15.

GR was approached by the TOS Sport Committee about placing a web-cam in the osprey nest on The Raven's property. He will follow-up with Ryan Parr. Costs are tbd at this point.

Executive Session – not held.

Meeting adjourned by GR at 4:30 PM.

Respectfully submitted by
George Resseguie
President