

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
November 14, 2019 - Board Meeting Minutes

Board Members Present: George Resseguie (GR), President; Paul Camillo (PC), Building and Grounds and DRC Co-Chair; Linda St. John (LSJ), Vice President & DRC Co-Chair; Judy Camp (JC), Treasurer; Mike McAntee (MM), Environmental Co-Director; Ty Drake (TD), Environmental Co-Director; Kelly Schneweis (KS), Compliance; Julie Chichlowski (JLC), Secretary

ENPHA Residents: David Diehl, President, Hideaway

Call to Order

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

Agenda Review: No changes

Proxy: none

Compliance

Submitted by KS

Homeowners have been notified of compliance issues. Owners continue to be responsive and resolve issues. There is a snowboard rail that should be removed once the homeowners return next week. Wildernest has been contacted about 147 Blue Grouse trash can repeat offender. KS to draft a letter on behalf of the Board to notify homeowner of fines. KS to review the Declarations and Covenants documents regarding the use of decorative flags.

MM moves to renew an Agreement for Services, that includes a Manager's Scope of Work, with Summit Resort Group to perform duties as Compliance Manager from November 1, 2019 through December 31, 2020. The terms of the Agreement and the monthly fees are unchanged from the prior version." Second by JC. Motion approved unanimously.

Treasurer's Report

Submitted by JC

October 2019 Financial Results

Revenue from the noxious weed program includes two owners who signed up late and paid \$50 each.

This month's largest expenditures were \$5,987 paid to Colorado Tents and Events for holiday lighting, \$3,750 paid to the Town of Silverthorne for third quarter water and sewer at the South Golden Eagle entrance and \$1,525 paid to Neils Lunceford for irrigation and maintenance at the south entrance. Expenses overall are well within budget with a surplus anticipated by year-end to be placed into reserves.

DRC revenue through October exceeds the full year budget due to a continuing high level of construction activity, accrued fines and interest income while expenses continue to lag expectations with a surplus anticipated by year-end.

Collections

Two homeowners have not paid their 2019 dues as of October 31. Past due notices are sent monthly with fines of \$100 added each month. Payments totaling \$423 for weed spraying shown as outstanding at October 31 were received from two sub-associations just after month-end.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$9,787 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

E-Blasts - there were no email blasts in October

ENPHA 2020 budget

JC reviewed the 2020 draft budget. The budget proposal includes a reduction of the operating contingency from an anticipated 32% at the end of 2019 to 25% at the end of 2020, which is in line with our target of 10% to 25%.

2020 Budget highlights include:

- No change in \$200 annual dues or \$200 community center rental cost
- No change in noxious weed-spraying cost to lot owners; slight increase to sub-associations to cover costs
- New signage and lighting at South Golden Eagle entrance (\$25K capital from reserves)
- Community Center security system (\$3.5K capital from reserves)
- South Golden Eagle entrance - additional daffodils and increase in annual/perennial costs
- Middle entrance - \$7,500 budget for continuing work
- Fire mitigation/deadfall removal - \$16.5K funded from reserves
- Tract J replanting - \$4.5K funded from reserves

Changes to be reflected in budget proposal for approval at December board meeting include an increase in Other Events and Meetings to reflect re-introduction of the Snowshoe Event and a summer Burgers and Hot Dogs event.

Collaboration with the Raven Golf Club

Submitted by PC, LSJ, GR

2020 Events

GR shared a proposal for 2020 meetings and events in collaboration with the Raven. The proposal includes a snowshoe event, owners annual meeting, quarterly happy hours, annual board dinner, Sub-Association presidents' meetings, and a summer hot dog/burger event. Costs for meetings & events are estimated at \$7,500 which is included in the proposed 2020 budget. More discussion to follow on details and dates.

Environmental

Submitted by MM/TD

Weeds, Trees, and Trails

As our weed spray contractor has raised the rate per hour for 2020, MM sought and received two additional bids. Although the competition was close, our present contractor remains the lowest bidder and will be retained for 2020. Sub associations will be contacted with the new billing information soon after the November HOA meeting. One change will be made with respect to the Elk Haven sub association. To capture the expense of spraying for weeds in the Elk Haven open space, Elk Haven will be charged for spraying 19 lots vice 18 lots in 2019.

On October 11th, MM and GR met with the tree removal contractor to set the terms for site restoration in Tract J (remove dead aspens and metal stakes) and to conduct fire mitigation efforts (reduce amount of downed timber and fell dead trees) near the Ranch loop trail. This effort is approved and awaiting completion by the contractor. The ENPHA Board will continue to act as a liaison between the tree removal contractor and Eagles Nest Metro District which is funding the effort.

Building and Grounds

Submitted by PC

South entrance

Over 400 yellow daffodils were planted before the snow by volunteers in October. All Christmas lighting including tree wraps, colored spotlights and laser lighting has been installed and is ready at the south entrance, Raven entrance and the far north entrance. The four lighted HOA Christmas wreaths were also installed at the Raven entrance. The wreaths were enhanced this year and should show well. Thanks to a great effort by Tents and Events on Christmas lighting at the entrances. Lights will be activated the week of November 11.

Community Center

200 daffodils were planted at the entrance and front beds of the community center. Outside Christmas decorations were installed by volunteers consisting of 5 lighted trees and icicle lights placed on the gutter. Gutters were cleaned.

Community Center usage events for October:

8 MahJongg, 3 ENPHA, 1 sub association, 1 neighborhood, 2 non profits

South Entrance Signage Status

PC forwarded to the Board some initial options for the South Entrance signage. Board members provided feedback on font, color scheme, and design. PC to meet with designer, share feedback, as well as seek additional bids. The 2020 proposed budget includes \$25,000 to cover demolition, installation, and all materials.

Website Updates

Submitted by LSJ

The recently updated Community Center Reservation Rules and Regulations document has been uploaded. The annual Snow shoe event February 9, 2020 and the Owners Annual meeting March 21, 2020 will be posted soon.

Town of Silverthorne

Submitted by GR

- Town has entered into a voluntary collection agreement with HomeAway for the collections and remittance of Silverthorne Sales and Lodging taxes related to bookings on the HomeAway VRBO platform. This will result in greater compliance with sales and lodging tax collection, filing, and remittance.
- A Conditional Use Permit (CUP), Preliminary Site Plan and a Preliminary Disturbance Permit have been approved for Alpine Lumber to contract a lumberyard on vacant sites at 150 and 240 South Adams Avenue.
- The Town has approved an ordinance amending the Town Code to provide for the regulation of drones.
- The Planning Commission approved a CUP to construct 2 buildings that include 565 individual storage spaces. The buildings will be constructed at 375 and 385 Warren Avenue.
- A Pre-Development Agreement for the redevelopment of the former Hudson Auto property has been approved with developer Milender White (developer of 4th St. Crossing).

DRC

Submitted by LSJ

Open Projects

- 4 - Concept Approved
- 1 - Preliminary Approved
- 4 - Final Approval
- 25 - Under Construction (8 at Silver Trail)
- 1 - TCO (Temporary Certificate of Occupancy)
- 1 - CO (Certificate of Occupancy)
- 1 - Modifications Approved
- 5 - Modifications Under Construction
- 1 - Modifications Completed
- 43 - Total Projects

Subassociations

Elk Haven

The Board discussed options to address sledders trespassing on private property (security officer, increased signage, Summit Sky Ranch sledding hill). GR and LSJ to meet with Elk Haven President Alan Stremel to discuss options in the next couple weeks.

Grant Status

Submitted by GR

2019 Grants - Still waiting on 3 reimbursement requests. GR will contact these groups and expedite their submittals.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 5:19 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary