

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
June 11, 2020 - 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; Julie Chichlowski (JLC), Secretary

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

ENPHA Residents: none

Call to Order

GR called the meeting to order at 3:00 PM via Zoom

Agenda Review: No changes

Proxy: Linda St. John (LSJ), Vice President & DRC Co-Chair, to GR

2020 Grant Decision

The Board voted unanimously to award \$9,520 to five subassociations that submitted grant applications. Votes were recorded via e-mail.

Treasurer's Report - JC

May Financial Results – ENPHA

A \$200 community center rental fee was returned due to a cancellation with additional refunds anticipated. As reported last month, interest income has dropped significantly due to a drop in interest rates throughout the financial community and will be below budget for the year.

The largest expense in May was \$2,026 in legal costs. All other expenses were routine and within budget.

The final payment for our new signs at the South Golden Eagle entrance was processed in May for a total expenditure of \$29,017 paid to House of Signs and recorded as a new fixed asset on the balance sheet.

Collections

As of May 31, four homeowners are delinquent on dues – two owe 2020 only; one owes 2019 and 2020; and one owes 2019 only. The two homeowners with 2019 balances have been sent Notices of Delinquency and a lien has been filed against one. Subsequently, as of the Board meeting, the homeowner owing 2019 only has paid in full. The 2020 past due homeowners will be sent a Notice of Delinquency.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$10,735 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest. JC will follow up with Legal regarding filing a lien against the property.

Compliance - KS

There were multiple sightings of slash piles throughout the neighborhood. Since the Summit County chipping program for Eagles Nest/Three Peaks is scheduled for September 7-11, TD will contact Alpine Tree Service to determine the possibility for slash pile chipping sometime this summer.

Additional non-compliances include:

- 1756 Falcon Drive - Camper Topper was parked in driveway 6-10-20 in violation of what was previously agreed upon. GR will follow up with a letter to the homeowner.
- 319 Black Hawk Circle - dead lodge pole tree removal - KS will contact owner
- 308 Red Hawk Circle - KS will notify owner that DRC approval is required for non-standard house signs.
- 125 Highline Crossing - KS will contact owner regarding brown tarp/cart in yard

Environmental - MM/TD

Weeds, Trees, and Trails

TD met with the vendor and reconfirmed that the previous estimate was still valid for the trail work behind Two Cabins. TD received verbal approval from both homeowners along the private driveway for equipment access. A USFS permit has been issued for the effort. After contract approval, vendor will need ~3 weeks before starting work. Effort is estimated to take 4-5 days.

The 2020 weed control campaign is on track. Six sub associations requested to be included in the ENPHA noxious weed control program.

Tract J Recommendation

TD/MM recommended that no additional trees be planted in J-Tract. The existing aspen grove is growing nicely and needs no further maintenance. Board agreed.

Ranch Loop

The HOA Ranch Loop trail has several large slash piles and lots of downed timber. Someone has illegally cut down 50-60 trees (mostly aspen) directly below Blackhawk Circle. Further investigation, including the possibility of a Summit County Grant request, is necessary to determine next steps.

Approved Suppliers

In accordance with the ENPHA Financial Rules, the board was asked to consider a revision to Resolution Number 2, Series 2020, a resolution identifying approved suppliers. MM recommended that Alpine Tree Services be added to this resolution.

Board Motion: MM made a motion to amend Resolution No. 2 Series 2020 approved in April. This amendment adds Alpine Tree Services as an 8th approved supplier. Seconded by JC. Approved unanimously.

2020 Annual Meeting (TBD) - GR

The Board will explore options to conduct a virtual annual meeting in 2020 with a simplified agenda.

Building and Grounds - PC

South Entrance

Timers, dimmers and back panels were installed this past month on the new signs, completing the contract with House Of Signs. All sprinklers are working and the grass and flower beds are doing well. The planting of annuals in the middle island will begin the week of June 15th.

Community Center

Due to the COVID-19 pandemic the CC Building and Pavilion are closed indefinitely until further notice. The sprinkler system is up and running. The plantings are in good shape and doing well.

DRC - LSJ

Open Projects

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

Sub associations - GR

HOA Tract B (Hideaway Playground)

The Hideaway Board will vote June 12, 2020 on the removal of the playground equipment.

2020 Grants

GR notified the sub association presidents who submitted a grant request of their 2020 grant awards. A sub association must complete any required reviews with the DRC before work begins on its project.

Town of Silverthorne - GR

June 10 Town Council Meeting:

Solar Garden at North Pond Park - The current License Agreement with Sulas Industries was awarded a 3 year extension on its site located at North Pond Park. The site provides electrical power to the warming hut and parking lot within the Park.

June 10 Town Council Work Session:

A preliminary information proposal has been received from Summit Homes to construct 87 residential units and 2 restaurants on the site of the old “green roof outlets” site. The development will be called “The Village at Festival Bridge.” No formal application has been submitted.

A formal proposal from Continuum Partners for development of the Smith Ranch Commercial Site was discussed. The project will include a grocery store, 2 commercial buildings, multi-family residential buildings, town homes, and a park. If approved, construction would begin in late 2021.

Website Updates - LSJ

No updates

E-Mail Blasts - TD

Topics discussed for the next newsletter include dead fall removal, Community Center closure, and Annual owners meeting via Zoom. A separate e-mail blast will be used to communicate the timing and details for slash pile chipping.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 4:30 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary