

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
August 16, 2018 - Minutes Regular Board Meeting

BOARD OF MEMBERS PRESENT: George Resseguie (GR), Judy Camp (JC), Paul Camillo (PC), Jim White (JW), Linda St. John (LSJ), Cindy Gordon (CG)

Eagles Nest Management Services: John Ahlquist (JA)

Eagles Nest Residents: JoAnne Nadalin (JN), David Diehl (DD)

Call to Order

Call to order: GR called the meeting to order at 4:00 PM

Proxy: Bob Mock to Cindy Gordon

Financial Report

Submitted by JC

July Financial Results

July financial statements have been posted to the website. 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. 310 of 347 property owners have paid their weed assessment.

The largest expenditure this month was the quarterly water bill for the south entrance at \$1,901. Expenses overall are well within budget although the line item for Community Center Other Building and Parking Lot Maintenance is over budget because the asphalt replacement budgeted as a capital expenditure cost less than our capitalization limit and was 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.

Collections

As of 7/31, just one property is outstanding on the 2018 dues. This is the property whose owner passed away and we re having difficulty contacting the appropriate person to collect the dues.

The Special Assessment related to Tract J now totals \$20,062. In addition, another homeowner owes \$1,375 in late fees and legal costs related to collection of the account.

DRC fines for the homeowner who had not complied with design guidelines related to yard art are \$7,863 at the end of July including the initial fine, fines for a continuing violation through April 23, legal costs, late fees and interest.

JC recommends BOD begin thinking about the 2019 budget. Budget discussions will begin in October.

Town of Silverthorne

Submitted by JN

Updates

- Survey sent to voters to gauge support for a 7mil property tax to fund quality of life projects (trails, open space, parks, etc.). Don't have results yet. The TOS estimates that 70% of the residents are full time.
- Community open house August 21, 4-6 pm to get input on what, if anything, Town should do to control short term rentals at the Silverthorne Pavilion
- Smith Ranch phase one-64 applications received for the 60 homes to be built
- Fourth Street Crossing developer has proposed a metro district for the residential properties and a business improvement district for the commercial properties. Town working with our consultants to evaluate the proposal.
- Residences on the Blue (apartments where farm stand is) approved. Parking plan a concern but will be monitored by tenants.
- Arby's remodel to start soon, including reconstructing the retaining wall
- Element Hotel preliminary site plan approved. Parking again a concern. JN requested parking management plan be provided at final site plan review
- River West-97 condos south of Alpine Earth Center sent back to planning commission. Concern with "wall" of buildings along highway, blocking sight lines and pedestrian access to river.
- Maryland Creek Ranch park approved. Developer improvements include paving/parking, dog park, grass fields, disc golf, warming hut, trails, maintenance shed, open air pavilion. Future plans include playground and nature play area and possibly a welcome to Silverthorne sign.
- Meeting at Performing Arts Center Patio, Friday, August 17 at 8:00 AM.

Compliance

Submitted by JA

This month we had two snowmobiles on a trailer, an orange kayak, a large cargo trailer, a small trailer, a large catamaran, and three barking dogs. I made personal visits in each case. All homeowners that I contacted were cooperative and said that they would take care of the issue. Five of the issues have been closed, and as of a visit this morning the sixth issue seems to be in the process of removal as it has been moved to a different part of the driveway that appears to be temporary. I will monitor this issue.

Update to above report: The open issue from above has been closed.

Since the initial report, I have made personal visits about three trailers. Two have been removed and one will be removed. I made a personal visit about a mattress. It

will be removed. I continue to work on the issue of a boat and trailer because I have not yet determined the owner.

Removal of Dead Trees from Private Property - No discussion regarding this issue.

Tract J Site Rehabilitation/Dispute Status - Payment has been received. The attorney is in process of removing the Lien placed on the property by ENPHA.

Transition Planning - This will be begin next month

For Sale Signs - Monitoring the number of signs. Enforcement will begin next year allowing only 1 sign per property.

Building & Grounds

Submitted by PC

Building and Grounds

South Entrance - Continuing to work to deal with the vol and gopher issues on the South entrance. All flowers and plants in full bloom for the season. The lawn looking very lush based on the drought conditions.

Raven entrance - No progress to report.

Community Center - July very busy for event at the CC. Three events in one day.
Community Center usage events

7 MahJongg , 2 Enpha, 2 Non profits 2 sub assoc 3 social and 4 paid events

Environmental

Weeds, Trees & Trails

JN reported that the first spraying has been completed. Sub Association bills will be sent out soon. JN is recommending some changes to the program for the Weed Program next year. The Raven did not hire Neils Lunceford this year to spray noxious weeds around the golf course. Nothing new for Trees and Trails, per JW.

The next TOS slash program will be the week of September 17.

Sub-associations

GR will remind everyone regarding the Short Term Rental meeting.

DRC

Submitted by LSJ

Open Projects/Financials

Concept - 2

Preliminary - 7

Notice to Proceed - 4
Under Construction - 8
Completed or TCO - 4
Modification Approved - 2
Modification Under Construction - 5
Modification Completed - 1
Total Projects – 33

Silver Trout has not received final building permits from the TOS.

Other

Resolution for Mailing Lists

JC explained the reason behind the Resolution for Mailing Lists. JC submitted a proposed resolution.

Board Motion: PC made a motion to accept the Resolution No. 1 Series 2018 as written. Seconded by LSJ, approved unanimously.

Commercial Development at The Ponds

GR met with potential developer for a commercial project in The Ponds. The developer is proposing a mixed use building with residential and commercial.

Eagles Nest Metro District

The District's mill levy for taxes payable in 2019 will be the last one paid and, based on financial projects, the District anticipates a levy of about 50% of the present mill levy (15.052 mills). The District will be dissolved after the 2019 bond is called. Excess funds (projected in the range of \$100,000) will be distributed to the Eagles Nest and Angler Mountain Ranch homeowners associations. This plan will be confirmed at the District Board meeting in November.

DD shared information regarding a fire behind The Hideaway. The fire was extinguished by residents prior to the arrival of the fire department. DD would like to know the history of the teepee's made of dead trees on the Eagles Nest Open Space. It is unknown how the fire started.

Adjourn

GR adjourned the meeting at 4:00 PM.

Respectfully submitted,
By Cindy Gordon, ENPHA Secretary