

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
Annual Meeting March 20, 2021 via Zoom - Meeting Minutes**

Property Owners Present on Zoom: 48
Proxies: 247
Total Properties Represented: 247
Quorum: 20% of 813 properties = 163 properties

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; Sandra Mesinger (SM); Julie Chichlowski (JLC), Secretary

I. Welcome

GR called the meeting to order at 3:00 PM. He introduced the Board members and their roles. JLC explained the Zoom meeting protocols. GR reviewed the agenda and the general flow of the meeting. JLC confirmed the quorum with 247 properties represented.

II. Treasurer's Report and 2021 Annual Budget - JC

Annual Disclosure

In accordance with state law and ENPHA Responsible Governance Policies, certain information including financial statements, governing documents, meeting minutes and insurance policies are all easily available to homeowners on the ENPHA website at enpha.org.

2021 Annual Budget

The 2021 budget information was made available to all owners on the ENPHA website along with all committee reports.

Dues remain at \$200 per property with no increase since 2015. Budget highlights include:

Property Expenses

In addition to annual maintenance of our common property, the 2021 property expense budget includes \$10K for fire mitigation near the "red fence" at the top of Middle Park, \$2.5K for pavilion stain, and \$2K for roof repairs at the community center if needed. These three non-recurring projects are funded from our capital reserves.

Actual spending on the entrances in 2020 reflects savings in maintenance and holiday decorations that are not expected to recur in 2021 and account for the majority of the increase in the 2021 entrances budget.

Similarly, the community center building and grounds actual expense for 2020 reflects savings from the 9-month COVID closure with the 2021 budget based on an assumption we will be able to open the center in June.

General and Administrative Expenses

The legal budget includes a \$10K placeholder to update the association by-laws, accounting for the increase in that line item.

The reduction in all other general and administrative expenses is due to a \$5.9K reduction of annual meeting costs offset by \$1.6 increase in other event events and meetings assuming COVID restrictions will be lifted in June and by inflationary increases in other accounts. The higher annual meeting costs in 2020 were a result of rescheduling due to COVID and having to send out meeting packets twice.

Capital Budget

The ENPHA capital budget is funded from reserves and includes \$5K for a security system at the community center and \$4K to complete the water vault project at the South Golden Eagle entrance as required by the Town of Silverthorne.

Reserve Fund

The Reserve Fund is projected to be \$276K at the end of 2021 including \$149K capital and deferred maintenance reserves; \$76K legal; \$36K operating contingency; \$12K insurance deductible; and \$3K noxious weed program.

Design Review Committee

The DRC budget is based on thirteen new homes and eight modifications completing the process with design review fees generating \$53K. DRC budgeted costs total \$54K with the small deficit funded from operating reserves. Reserves at the end of 2021 are projected at \$45K.

Motion by JLC to affirm the 2021 Operating budget as presented. Second by GR. Motion approved.

III. Election of Directors - JLC

The 2 candidates that received the most votes were Kathleen Branch and George Resseguie.

Motion by JLC to affirm the election results. Second by JC. Motion approved.

IV. Owners Comments and Questions

Owners were invited to type their questions/comments into the chat feature on Zoom, or state verbally.

Comment: We LOVE the ZOOM meeting so we can attend. We are not full time residents.

Comment: Regarding the fire mitigation project at the Red Gate - Please let us know how we can help - 200 Middle Park Ct.

Question: Is there money for the entrance of the north entrance? (clarified to mean the middle entrance by The Raven)

Answer: There are capital reserves available if this project reaches the stage that funding is required. We are in the early stages of discussion with Escalante, the owner of the property.

Comment: Half of the lighting at that entrance is off

Question: Any movement on getting mailboxes?

Comments/Questions regarding possible locations of remote mail boxes:

I think we can get creative about location

Can you place boxes at each sub association?

Why not put the boxes at the community center?

Why don't we ask the USPO to deliver to the homes?

Suggest contacting our congress person on funding.

Why not at South Entrance?

Why not install "clusters" of mail boxes throughout the neighborhood?

Answer: GR to contact the Town of Silverthorne regarding future plans for the near-capacity Post Office and the possibility of remote mail boxes. Updates on this topic will be posted in the monthly Board meeting minutes on the website.

Comment: From TD - At our last Forest Health Task Force meeting, Dan Schroeder announced that the chipping program will continue this year starting on June 15. There will only be one pick-up and Summit County expects to finish with chipping by mid-August. (Note: Please understand that June 15 is the start of the county-wide program. The start date for ENPHA has not yet been determined. Please do not put out slash piles more than 2 weeks prior to the ENPHA start date. Review the Summit county website for more information.)

Comment: From TD - Feedback from the users this year indicates that the Nordic program at the Raven was a success. We are optimistic that we will be able to continue this program next year.

Follow up items:

1. Request clean up by contractors of construction debris on roads - resulted in a flat tire
2. GR to contact TOS regarding mail boxes
3. Utility covers (Comcast, etc.) in disrepair, need attention

V. Recognition of Judy Camp

Judy was recognized and thanked for her 6 years on the Board serving as Treasurer.

VI. Adjournment

Motion by Alvin Goldman to adjourn the meeting. Second by MM. Meeting adjourned by GR at 4:00 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary