

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**July 9, 2020 - 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; Julie Chichlowski (JLC), Secretary

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

ENPHA Residents: David Diehl, President - Hideaway

**Call to Order**

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

Agenda Review: No changes

Proxy: Ty Drake (TD), Environmental to MM. TD joined the meeting at 3:45 PM.

**Treasurer's Report - JC**

June Financial Results – ENPHA

All previously recorded community center rental fees have been returned and there are no scheduled events at this time. \$1,500 in past due fines were collected and recorded in income this month.

The largest expense in June was \$1,700 in sub-association grants paid to the Ranch at Eagles Nest. The DRC made its \$1,500 annual payment for shared services including insurance, website, community center usage, etc. to ENPHA this month. All expenses are within budget.

Collections

As of June 30, three homeowners are delinquent on 2020 dues and one is delinquent on 2019 dues. Statements are sent to all with outstanding balances monthly. Two homeowners were sent notices of delinquency at the end of June and, if not paid by end of month, will begin to accrue interest.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$10,996 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

Reserves Study

The board discussed a process to complete a reserve study as required every five years. The last study was completed in 2015.

**Compliance - KS**

Owners have been notified of compliance related items. 1756 Falcon Drive truck topper continues to be parked at the property after notice of violation was sent and fines implemented.

## **Environmental - MM/TD**

### Weeds, Trees, and Trails

**The Board voted to award a contract to Alpine Tree Services for \$3,500 to remove downed timber in the Ranch Loop, and to authorize a 1 time pick up of neighborhood slash piles for time and material. Votes were recorded via e-mail. MM moved to memorialize into the board minutes. GR seconded. Unanimous approval.**

Both the Ranch Loop and the neighborhood slash pile pick-up were completed in early July. Removal of dead timber on the HOA trail above Two Cabins Drive is expected to be completed by the end of July. The Board continues to actively monitor the status of standing and downed dead timber within the community.

The 2020 weed control campaign is on track. Spraying for noxious weeds will begin July 15th.

Regarding the illegal cutting of live trees on private and HOA property below Blackhawk Circle, the Board issued an email to the local residents informing them of the situation and asking for help in providing information to stop this activity.

There were no reports of trail issues.

## **Building and Grounds - PC**

### South Entrance

A major water leak occurred with the sprinkler system at the south entrance last month. The Town of Silverthorne located it and turned the water off. Neils Lunceford was able to make the repairs within the day and water was turned back on before losing any flowers or grass. The flower pots were planted as well as the annuals for the middle island. All seems to be doing well.

Some electrical issues with the new Eagles Nest signage have been addressed, and all seems to be working well now.

The Town of Silverthorne is requiring that the sprinkler backflow and control be moved out of the underground vault before next summer. Estimates for this work will be solicited.

### Community Center

Due to the COVID-19 pandemic the CC Building and Pavilion are closed indefinitely until further notice.

## **DRC - PC/LSJ**

Open Projects

2 - Concept Approved

1 - Preliminary Approved

8 - Final Approval

21 - Under Construction

0 - TCO (Temporary Certificate of Occupancy)

2 - CO (Certificate of Occupancy)

5 - Modifications Approved

3 - Modifications Under Construction

2 - Modifications Completed

44 - Total Projects

## **Sub associations - GR**

### HOA Tract B (Hideaway Playground) Restoration

The playground equipment removal has been completed. The Hideaway sub association has decided, upon guidance from the Town of Silverthorne, to restore the present playground to a grass field. About 0.5 acres, or one third of the property, are owned by the HOA. The Hideaway has inquired about the Board providing some funding for the project (this project was not approved by the Hideaway Board when 2020 grant requests were originally solicited from the sub associations).

## **2020 Annual Meeting Proposal - GR/JLC**

The annual owners meeting will be a virtual meeting via Zoom on Saturday, August 29 at 3:00 PM MT with a simplified agenda: affirm the 2020 Treasurer's Report, including the annual budget, and elect 3 Directors.

## **Town of Silverthorne Update - GR**

In a response to a query from The Ponds, the Town has not received any development proposals from the owners of the Fox Crossing properties (Lot 4 of the Ponds and the Commercial Tract).

Two new members were appointed to the Town's Planning Commission: Stuart Dearnley and Craig Phillips.

The Town Council work session and meeting on July 8 focused mainly on development of Smith Ranch. About 100 homes are either complete or under construction. A proposal for the commercial site is under review. If approved, construction would begin in late 2021.

## **Website Updates - LSJ**

President of Valley Green was added to the website.

## **E-Mail Blasts - TD**

None

**Executive Session -**

**Motion by GR and seconded by MM to move to Executive session to discuss possible Board actions regarding the Hideaway Playground Restoration Project. GR motioned to come out of Executive session, seconded by MM.**

**Board Motion: MM made a motion to award the Hideaway Sub association \$4,000 toward the restoration of the Hideaway playground/HOA Tract B. This represents approximately one third of the total project cost. Seconded by JC. Approved unanimously.**

**Adjourn**

GR adjourned the meeting at 4:05 PM.

Respectfully submitted,  
Julie Chichlowski, ENPHA Secretary