

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
May 14, 2020 - Board Meeting Minutes**

Board Members Present: George Resseguie (GR), President; Linda St. John (LSJ), Vice President & DRC Co-Chair; Paul Camillo (PC), Building and Grounds and 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: Added Policy on Display of Signs & Flags

Proxy: Ty Drake (TD) to MM

Compliance - KS

An influx of trash bags were noticed due to spring clean-up. KS will continue to monitor and notify owners. An official notice will be sent to 1756 Falcon Drive about camper removal indicating the fine schedule. A noncompliant realtor sign for 1842 Peregrine will be replaced week of May 11.

The owner of 435 Kestrel Lane was notified of repeat trash can violations. The snow rails on Currant Way have been removed. The camper at 3000 Homestead will be removed week of May 11.

Treasurer's Report - JC

April Financial Results – ENPHA

To date, 375 of the 427 individual lots eligible (88%) have opted in to the noxious weed spraying program with all but one paying on time to take advantage of the \$5 early pay discount. Net revenue from the program is \$11,875 compared with a full year budget of \$12,740. Additional fees are expected if owners sign up before June 1 and sub associations will be billed following spraying on their properties.

One homeowner paid a \$100 late fee on 2020 dues and a \$200 community center rental fee was returned due to a cancellation with additional refunds anticipated. Interest income, although not a big part of our revenue, dropped significantly with the rate on the ENPHA and DRC liquid asset accounts dropping from .75% in early March to .03% for the month of April.

April expenses included a \$645 grant to the Aspens at Eagles Nest HOA for solar lighting on their entry sign. All other costs were routine and within budget.

Collections

As of April 30, five homeowners are delinquent on dues – three owe 2020 only; one owes 2019 and 2020; and one owes 2019 only. Two of the 2020 past dues had lost check or address issues and are expected to pay shortly. One 2020 past due is a new owner with whom we have no experience and have not been able to contact by phone or e-mail. The two homeowners with 2019 balances have been sent Notices of Delinquency.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$10,478 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

Certificate of Deposit

Our \$175K one year certificate of deposit at 2.5% matures on May 13 and will roll over for one year at 0.10%, dropping the interest earned from approximately \$4,375 per year to just \$175 per year.

Chancellor Matter

A lien will be filed for non-payment of dues on a property in foreclosure. GR will follow up with SRG to discuss next steps.

E-Mail Blasts - TD

Several newsletter topics were discussed for the next e-mail blast. MM to forward list to TD for compilation. TD will circulate a draft for further input.

2020 Annual Meeting (TBD) - GR

The Board discussed conducting a virtual meeting or postponing until Fall. The topic was tabled for discussion at a future meeting.

Environmental - MM/TD

Weeds, Trees, and Trails

TD has contacted the low bid contractor regarding tree removal near the ENPHA trail to the west of tract J. Contract details to be finalized in the next few weeks.

Given the uncertainty surrounding the response to COVID-19, the environmental team recommended that the Trail day for 2020 be cancelled. TD and MM will continue to monitor the trails and make repairs as necessary. ENPHA members are also encouraged to contact the environmental team regarding trail concerns.

Summit county has announced its chipping schedule. Of note, the chipping contractor will be at the Ponds for the first week of the program (June 15-19). The remainder of Eagles Nest, located west of

CO 9, will be served September 7-11. For additional information refer to SummitCountyCO.gov/chipping.

All sub associations have been contacted regarding the weed control program. As of May 13, six sub associations wish to be part of the ENPHA weed spraying program. Two sub associations have opted out of the weed control program. Four sub associations have yet to respond.

Building and Grounds - PC

South Entrance

The sprinkler system was to be activated week of May 11, however in the process of activation a leak in the main sprinkler line was noticed. Neil Luncesford is now trying to locate the leak. The entrance lawn has been de-thatched and the flower beds cleaned and prepped for plantings.

Daffodils have bloomed nicely on the north side of the entrance with the planted bulbs from last fall filling out the lower two levels. South side bulbs have come up as well. Both sides will be filled with additional plantings this fall. All flower planting will be done around Father's Day to avoid any late frost.

South Entrance Sign Project Update

New signs for the South entrance have been installed and are working. Timers will need to be installed as the existing photo cells are no longer operational.

Board Motion: JC made a motion to authorize PC to spend up to \$5,000 on dimmers, timers, and reconstruction of back panels. Seconded by LSJ. Approved unanimously.

Community Center

Due to the COVID-19 situation the CC Building and Pavilion is closed until at least July 1 for all planned events. Painters will be scheduled for the dumpster building, main entrance gate and touch up on exterior trim on the CC building. Sprinklers will activated week of May 18. It was decided to forego planting annuals given the prolonged closure.

Website Updates - LSJ

- The Silver Trout sub association was added for a total of 12 sub associations
- DRC Architect contact information was added

Town of Silverthorne - GR

Nothing to report.

DRC - LSJ

Open Projects

- 1 - Concept Approved
- 5 - Preliminary Approved
- 8 - Final Approval
- 19 - Under Construction
- 1 - TCO (Temporary Certificate of Occupancy)
- 0 - CO (Certificate of Occupancy)
- 3 - Modifications Approved
- 4 - Modifications Under Construction
- 0 - Modifications Completed
- 41 - Total Projects

Sub associations - GR

HOA Tract B (Hideaway Playground)

The Hideaway sub association is considering options regarding the use of the playground area along Kestrel Dr. This park area is located on both Tract B (ENPHA property) and the Town of Silverthorne right of way. Hideaway has a Revocable License for the play area with the Town. Due to the magnitude and complexities of this project, it will not be part of the sub association grant program. Dave Diehl and GR will discuss next steps.

2020 Grants

Grant requests have been received from 5 sub-associations totaling \$9,520. More details are needed from the Ponds. Grant requests will be confirmed at the latest by the June meeting.

Other - Policy on Display of Signs & Flags - GR

The HOA attorney drafted a policy on the display of flags and signs. Scope includes US flags, military service flags, and political signs. The DRC is in the process of updating the Eagles Nest Architectural Design Guidelines, and will consider adopting some of this language. The real estate sign details may also be added for reference.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 4:45 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary