

**Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
December 13, 2018 - Minutes Regular Board Meeting**

BOARD OF MEMBERS PRESENT: George Resseguie (GR), President; Judy Camp (JC), Treasurer; Paul Camillo (PC), Building and Grounds and DRC Co-Chair; Cindy Gordon (CG), Secretary

Eagles Nest Management Services: John Ahlquist (JA)

Proxy: Linda St. John (LSJ), Vice President & DRC Co-Chair, to GR
Absent: Bob Mock (BM), Environmental

Eagles Nest Resident: John Mirro, President, Fox Valley,

Summit Resort Group: Kelly Schneweis (KS)

GR called the meeting to order at 3:06. No additions to the agenda. GR welcomed KS to the meeting and to her new role as the Summit Resort Group, ENPHA Compliance Representative.

Gloria Quintero Summit County Public Health

On behalf of Summit County Public Health, a Harry & David, gift box was given to the Board as a thank you for use of the Community Center for their meetings.

Compliance

Submitted by JA

Monthly Report

Two garbage cans were removed after phone calls.

One snowmobile was removed after phone call.

Record E-Motions

GR moved that the Board approve an Agreement for Services, that includes a Manger's Scope of Work, with Summit Resort Group to perform duties as a Compliance Manager. The Agreement will be effective from November 15, 2018 through October 31, 2019. LSJ seconded; passed unanimously.

GR moved that the Board approve Resolution #3, Series 2018 for ENPHA to enter into a contractual relationship with Summit Resort Group (SRG) to provide services detailed in an Agreement of Services that ENPHA and SRG have agreed to and that will be entered into effective November 15, 2018. LSJ seconded; passed unanimously.

GR moved to add the E-Motions to the Minutes of this Board Meeting. Seconded by JC; passed unanimously.

Financial Report

Submitted by JC

Approve 2019 Budget and Annual Dues

The following changes have been made to the 2019 ENPHA budget proposal since it was reviewed at the last meeting:

- Insurance has been updated to the premium quoted by State Farm of \$11,693.
- The annual address audit previously performed by the Compliance Manager has been transferred to the bookkeeper and the Database line item has been increased by \$525 to reflect the change.

Because several projects planned for 2018 have been deferred to 2019, the budget proposal shows an operating contingency at the end of 2018 of 33% of recurring revenue compared with our target of 25%. Because those projects are now planned for 2019, the budget proposal draws down the reserves in 2019 bringing the operating contingency to 25% of recurring revenue by year-end. Any cash surplus beyond what is needed to maintain the operating contingency is directed to the capital reserves.

With the increase in cash reserves and increasing interest rates, the Treasurer recommends placing some of our reserve fund in time deposits.

November Financial Results

November financial statements have been posted to the website.

There were no unusual items to report this month. Expenses overall are well within budget with some line items over and some under the annual budget. We expect to end the year with surplus cash in part because of projects planned for 2018 that have been deferred to 2019.

The DRC is ahead of expectations in both income and expense as a result of continuing high levels of activity. DRC will also end the year with a surplus.

JC made a motion to approve the 2019 ENPHA and DRC Budgets as presented. Seconded by CG; approved unanimously.

JC made a motion to approve the 2019 ENPHA Annual Dues of \$200. Seconded by GR; approved unanimously.

Accounts Receivable/Collections

Four homeowners still have not paid their 2018 noxious weed-spraying fees as of December 7th. Past due notices are being sent including late fees of \$25 per month beginning as of October 31.

DRC fines for the homeowner who had not complied with design guidelines related to yard art are \$8,537 at the end of November including the initial fine, fines for a continuing violation through April 23, legal costs, late fees and interest.

Communications

No e-mail blasts were issued in November.

For 2019, the cost per e-blast will be reduced to \$75 for blasts that meet the following requirements:

- Required format: Text in Word Document; pictures in jpeg file with high resolution
- No reformatting needed
- 48 hours in advance notice

E-blasts that do not conform to the above requirements will continue to be billed at \$125. This includes blasts submitted with text in e-mail, blasts needing additional graphics and/or adjustments to “clip art”, or other handling.

Dues Letter Mailing Packet

(Limit 5 pages to minimize postage – must have pages to Peggy Long by Dec 15)

*Association Dues Assessment Notice (includes option to pay for weed spraying)

*2019 Budget Analysis (Judy)

Board Elections for 2019 (George)

*DRC Report (Paul/Linda)

New Compliance Officer/description of disputes (George/Linda)

*Short Term Rentals – Launching on January 1, 2019 (George)

2019 Weed Program (Bob)

*Events Schedule (George)

Schedule Annual Meeting and Other Events

Board meetings will continue on the 2nd Thursday of each month from 3PM to 5PM

Annual Meeting – March 23, 2019

Annual Board of Directors Meeting – April 11, 2019

ENPHA Neighborhood Snowshoe Party - February 2, 2019

The Trails Work Day — May 18, 2019

Neighborhood Work Day — June 22, 2019

Sub-Associations Meetings — April 18, 2019 and September 26, 2019. Additional meetings will be scheduled if needed.

Town of Silverthorne

Submitted by JN

- Council/mayor compensation-to increase to \$500/\$1,000 per month effective for those elected on or after April 2020 election
- North side county recycling facility-staff working with Dillon and County to identify sites
- Highway 9/I-70 intersection-need to figure out if there is anything we can do given defeat of CDOT funding sales tax. Nothing specific at this point
- Single apartments-Modifications to current code to allow these in R2 and R6 when home or detached garage is modified. Rental to be restricted to 6 months or longer.
- Mountain View Townhomes-applicant requested continuance to address height, architecture, DPA requirements
- Smith Ranch-discussing strategies to increase sales in phase 1
- Flood zones-emergency ordinance passed to bring Town code into compliance with new FEMA requirements
- 2019 Budget-2019 budget, rates and fees passed

Building and Grounds

Submitted by PC

Grounds and Entrances

South Entrance - Christmas lights have been installed by Tents and Events. Lights are set on timers with three separate controls for each section of the entrance.

Lights were operational Monday after Thanksgiving.

There are three types of lighting, tree wraps, up lighting and green laser lighting in the large trees.

Raven entrance - With the Raven's permission, Four lighted HOA Christmas wreaths were installed by Building and Grounds with Tents and Events providing the tree wrap lights along with laser lighting in the trees

by the highway. Working with the Raven to provide additional lighting. Resolved electrical issue on the south side of the entrance.

North Entrance - Christmas lighting provided by Building and Grounds with Tents and Events providing the lasers lights that are projected onto the building.

Community Center- The CC has been decorated in Holiday lighting inside and out by Building and Grounds and the DRC.

The boiler lines were flushed and replaced new glycol as recommended by CountyWide Plumbing when they did the annual service.

If anyone notices lights not working properly please let me know.

Raven has been doing a good job keeping the CC plowed.

Community Center usage events

Slow month for events

8 MahJongg , 2 Enpha, 1 Non profit, 1 sub association and 0 paid events

Environmental

There were no complaints and no request related to weeds, trees and trails.
Thank you to all who help in any way to make improvements to our great neighborhood.

Please let us know of any areas that require our attention.

Subassociations

Grant Reimbursements

JC will pay The Ponds for their 2018 grant.

DRC

Open Projects/Financials

Concept - 2

Preliminary - 7

Notice to Proceed - 3

Under Construction - 10

Completed or TCO - 4

Modification Approved - 2

Modification Under Construction - 4

Modification Completed - 1

Total Projects – 33

Silver Trout is making progress. Verizon got the CO from the TOS for the cell tower.
Lot 1 in Three Peaks will be a home for a special needs veteran. There are 6 homes scheduled to start on Game Trail in the Spring.

Eagles Nest Metro District

Submitted by GR

Results of Dec. 5 Board Meeting

The December 5 meeting of the included the following:

Adopted the 2019 budget. The 2019 mill levy will be 3.75 mills, a substantial reduction from the 2018 levy that was 15 mills.

The 2019 budget is the last with significant revenues and expenditures. In 2020, ENMD will continue to receive minimal tax revenues and will incur administrative

expenses. The goal is to have minimal excess funds at the end of 2020. The Town has indicated it expects to receive the excess funds.

The final bonds will be prepaid in July 2019 rather than in November, saving a little interest \$\$\$.

The next ENMD Board meeting will be in mid-2019.

Other

Short-Term Rentals communication to owners

GR would like Peggy Long to prepare a list of all the Short Term Rentals in ENPHA.

Executive Session

Adjourn

GR adjourned the meeting at 4:20 PM.

Respectfully submitted,

By Cindy Gordon, ENPHA Secretary