Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
February 13, 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; Ty Drake (TD), Environmental; Julie Chichlowski (JLC), Secretary

Summit Resort Group: Kelly Schneweis (KS)

ENPHA Residents: David Diehl, President, Hideaway

Colorado Parks & Wildlife: Tom Davies, Game Warden

Call to Order

GR called the meeting to order at 3:00 PM.
Agenda Review: a CPW update was provided by the Game Warden
Proxy: TD left the meeting at 4:10 pm. Proxy to MM.

Compliance - KS

There is a snowboard ramp off the garage at 1756 Falcon Drive. The garage windows are boarded and the DRC has been notified. Notice was posted on the front door and a letter was mailed to the owners of 101 Talon Circle about a wheelbarrow stored underneath the deck. There is a sign in the front yard at 1525 Golden Eagle that is out of compliance. If no response is received from owner soon, HOA will get involved.

Treasurer's Report - JC

<u>January Financial Results - ENPHA</u>
Dues of $200 per property were billed in January with $170 of each assessment earmarked for annual operations and $30 assigned to capital and deferred maintenance reserves. ENPHA now includes 801 properties with 17 Silver Trout lots added this year.

299 eligible homeowners took advantage of the $5 early-pay discount for the noxious weed-spraying program paying just $30 per lot. Three owners who live in a sub-association also paid the weed-spraying fee in error and will receive refunds.

Cash representing the 2019 cash surplus was transferred from the operating cash account to the reserves cash account in January.

The largest expenditure this month was $11,618 for the annual insurance policy followed by $2,425 for the annual dues billing and packet. Property expenses at this time of year are minimal.

Collections

As of January 31, 625 properties had paid their 2020 dues with an additional 29 checks received through February 5th bringing total properties paid to 654 or 82% of those billed.

Two homeowners have not paid their 2019 dues. Past due notices are sent monthly with fines of $100 added each month. We have received no communication from either of the homeowners. Discussed assessing liens on these properties.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are $10,131 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest. In addition, one homeowner fine of $200 was outstanding at the end of the month.

E-Mail Blasts - TD

Newsletters will go out the 1st of the month as needed. Content will be discussed at the prior Board meeting. The next newsletter is planned for April 1st.

2020 Annual Meeting Planning (3/21/20) - GR

- Reviewed the meeting plan, proposed agenda, and proxy. The proxy is the same format & wording as last year. Owners can once again scan and email back as one of the return options.

- Board Elections - There are 7 director positions:
  - 4 Directors have been elected by members
  - 3 Directors were appointed by the Board

At a special Board meeting on January 27, 2020, GR presented information from the HOA attorney regarding director and officer positions as set forth in the current HOA By-laws, including options for alternative DRC participation on the HOA Board that would require changes in the By-laws. The board decided to continue to follow current By-laws guidance. This decision will result in three board members facing election by the members at large at the 2020 Annual Meeting. The three incumbent directors will submit brief bio's for the annual meeting.

- Meeting Mailer will go out the week of February 17. The packets for the owners meeting will include the same content as the mailer. Reports are due to GR by February 18.

Environmental - MM/TD

Weeds, Trees, and Trails
No report

Building and Grounds - PC

All Christmas wreaths were taken down in mid January for the Raven entrance and stored in the Raven Maintenance building for next year.

South Entrance - Received final proposal from House of Signs for the new signs proposed. The estimated cost is higher than expected. Another proposal was extended to Safari signs for a bid. All Christmas decorations have been removed by Tents and Events for the season. Raven Snow fighters continue to do a good job at the Community Center.

Community Center usage events for January:
8 MahJongg, 3 ENPHA, 2 non profits

Snow shoe event Feb. 8
The Board briefly discussed the event, which had fewer attendees than expected. For next year's snow shoe event, consideration will be given to hold it at the Community Center.

Summer Picnic at Raven:
The board suggested Sunday, August 9, 2020 as a possible date for this event. PC to contact Ryan Parr to confirm.

Website Updates - LSJ
Community Center landing page was updated in accordance with the changes to the reservation process.

Town of Silverthorne - GR
The commercial property along Rt. 9 and Lot 4 of The Ponds (adjacent to the commercial property) has been purchased by the same developer who is building the homes in Silver Trout. No application has been submitted to the Town Planning Department. The Final Site Plan has been approved for the Alpine Lumber Co. project in Silverthorne.

DRC - LSJ

Open Projects
3 - Concept Approved
7 - Preliminary Approved
3 - Final Approval

23 - Under Construction
2 - TCO (Temporary Certificate of Occupancy)
1 - CO (Certificate of Occupancy)
1 - Modifications Approved
3 - Modifications Under Construction
1 - Modifications Completed
44 - Total Projects

Subassociations - GR

Grant Status
No report

Other - GR
The Colorado Parks & Wildlife (CPW) game warden attended a portion of the meeting to provide an update regarding the wildlife in our community. TD will summarize for a future newsletter.

Executive Session - not needed

Adjourn
GR adjourned the meeting at 4:45 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary