

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**January 10, 2019 - 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; Linda St. John (LSJ), Vice President & DRC Co-Chair; Cindy Gordon (CG), Secretary

Eagles Nest Resident: David Diehl (DD), President, Hideaway; Alan Stremel (AS), President, Elk Haven

Summit Resort Group: Kelly Schneweis (KS)

**Call to Order**

GR called the meeting to order at 3:05 PM

Agenda Review

Changes to the agenda:

Proxy: Bob Mock (BM), Environmental, to CG

Alan Stremel will discuss some issues from the Elk Haven Annual Meeting

**Treasurer's Report**

Submitted by JC

December Financial Results

Preliminary December financial statements have been distributed to the Board for review and will be posted to the website when finalized.

December special assessment revenue includes a settlement with the property owner who was operating a childcare facility in violation of the ENPHA covenants. For the year, revenue is over budget primarily because of special assessments and noxious weed spraying fees. The largest expenditures in December were for holiday decorations and lighting at all three entrances totaling \$6,988. Expenses overall are well within budget with some line items over and some under the annual budget. Other parking lot maintenance is over budget because replacement of asphalt at the community center parking lot was budgeted as a capital expense but did not meet the capitalization threshold and was charge to the operating budget. Sub-association grants are over budget because of a late addition to the program authorized by the board. Independent contractors are over budget because of overlap with the outgoing and incoming compliance manager. Items under budget include the Middle Entrance project, Community Center flowerbed upgrades, and enhancements to the South Entrance fall maintenance program. These three projects have been deferred and re-budgeted for 2019. ENPHA will generate a cash surplus for the year that will be added to the reserve fund.

The DRC is ahead of expectations in both income and expense as a result of continuing high levels of activity. DRC ended the year with a cash surplus of \$9,051 that will be added to DRC cash reserves.

### Collections

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

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$8,650 at the end of December including the initial fine, fines for a continuing violation through April 23, legal costs, late fees and interest.

### E-Blasts

One e-mail blast was issued in December announcing the change in the compliance contractor. The blast was sent to 590 recipients with 390 recipients or 66% opening the e-mail.

On January 4, an e-blast was sent to 586 recipients notifying homeowners of an incorrect address on the 2019 dues invoice. 438 recipients or 75% opened this e-mail as of January 8.

### **Website Update**

Submitted by LSJ

ENHPHA Events dates, Annual Meeting and Sub Association President's Meetings are going to be posted. LSJ will update the ENPHA Board, Sub Association Presidents, Eagles Nest Metro District, etc. Pictures will also be updated on the website. LSJ would like any other changes to the website sent to her by Tuesday. There will not be an ENPHA Snow Shoe event.

### **2019 Annual Meeting Planning (March 23)**

Meeting Agenda

Submitted by GR

GR and PC to meet with Ryan Parr of the Raven firm up the March 23 meeting schedule. Discussed how to increase the number of proxies received for the meeting. Although our quorum of 157 owners (attendance + proxies) was achieved, the number of proxies received (128) was a significant decrease from 172 the previous year. Decided to mail the meeting packets a week earlier; packets will be sent to Peggy Long in time to be mailed by Feb 16. Also, will consider an email blast 10 days before the meeting to remind owners not planning to attend the meeting to send in their proxy. Draft agenda was approved with the exception of an item to discuss a fire mitigation program; GR to reconsider and provide further information. Ryan Parr will provide a Raven Club update; it was decided not to have any other speakers in order to finish the meeting in two hours.

Board Election/Appointment to Fill Vacancy

Two Board Position terms are up. PC will run for re-election. CG will not run for re-election.

**Compliance**

Submitted by (KS)

Monthly Report

Five issues were identified including a moving Pod on a driveway due to a water leak. Homeowner is working on getting it moved. KS will follow up with homeowners regarding the following concerns - yard art in front of townhome, dumpster in a driveway, snowboard rail in yard and snow build up around a fire hydrant. .

**Town of Silverthorne**

Submitted by JN

Nothing significant at the most recent Town Council Meeting to report.

**Building and Grounds**

Submitted by PC

Grounds and Entrances

Xmas - lighting to be removed this month from all three entrances.

Raven entrance - Raven installed addition lights on the Arch. Have some electrical issues to clean up this month at the entrance. Working with the Raven to secure funding with the TOS thru the town's grants that are available to improve the landscaping at the Raven entrance.

Community Center usage for December 2018

6 MahJongg, 2 ENPHA, 3 Non profits, 1 sub association and 0 paid events

**Environmental**

Submitted by BM

Trees and Trails and Fire Mitigation

There were no complaints and no requests 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.

**DRC**

Open Projects/Financials

Concept Approved 1

Preliminary Approved 10

Final Notice to Proceed	2
Under Construction	12
Temporary CO	1
CO	2

Minor Modifications

Approved	0
Under Construction	5
Completed	0

Major Modifications

Approved	1
Under Construction	0
Completed	0

Total No. all Projects        33

**Subassociations**

Short Term Rental Compliance Hotline is now live. The hotline phone number is 970-368-0244.

AS discussed Elk Haven issues with their Annual Meeting – Bylaws, Roads Reserve Fund, parking for private golf carts, possibility of installing a gate to restrict entrance to neighborhood and seceding from ENPHA.

**Other**

***Board Motion: GR made a motion for Linda St. John to fill the remainder of Jim White's term. LSJ will serve as Vice President on the Board. PC seconded, approved unanimously.***

**Executive Session**

No Executive Session was called.

**Adjourn**

GR adjourned the meeting at 5:00 PM.

Respectfully submitted,  
By Cindy Gordon, ENPHA Secretary

