

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**Annual Meeting August 29, 2020 via Zoom - Meeting Minutes**

**Property Owners Present on Zoom: 44**

**Proxies: 175**

**Total Properties Represented: 219**

**Quorum: 20% of 800 properties = 160 properties**

**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; Ty Drake (TD), Environmental; Julie Chichlowski (JLC), Secretary

## **I. Welcome**

GR called the meeting to order at 3:07 PM. He introduced the Board members and their roles. JLC explained the Zoom meeting protocols. GR reviewed the agenda and the general flow of the meeting. JLC confirmed the quorum with 219 properties represented.

## **II. Business Items**

### **A. Treasurer's Report and 2020 Annual Budget - JC**

Homeowners were all provided copies of the 2020 budget with the packet sent out for this meeting. Additional budget information is available on the ENPHA website and included with the monthly financial statements. Annual meeting comments are limited to highlights and new information.

2020 dues remain at \$200 per property with no increase since 2015.

In addition to annual operating expenses to maintain our common property and administer our HOA functions, this year's budget includes two major non-recurring projects funded from our capital reserves, both of which are already completed. The first to be done was installation of our beautiful new signs and lighting at the south entrance. PC directed this project and House of Signs was the contractor. And completed just a couple of weeks ago was the dead tree removal for fire mitigation along the Eagles Nest Trail near the top of Two Cabins Drive. MM and TD directed this project as well as tree removal in other areas including the Ranch Loop with Alpine Tree Services as the contractor.

With regard to annual operating expenses, we are on target to meet the 2020 budget overall although spending will be shifted among some line items. A question raised by homeowner Greg Hardy regarding the impact of the coronavirus on ENPHA finances speaks to some of those line items. The overall impact of COVID-related actions is an expected net reduction in costs of about \$1,400.

Closure of the community center will result in approximately \$3,500 in net cost reductions due to eliminating the custom pots at the pavilion for this season and savings on supplies, trash removal and cleaning. Cancellation of group events planned at the Raven saves \$2,200. On the other hand, increased costs for rescheduling the annual meeting with a second mailing to all homeowners and using Zoom for all meetings since April are estimated at \$4,300.

Motion by John Kirkpatrick to affirm the 2020 Operating budget as presented. Second by MM. Motion approved.

### **B. Election of Directors - GR**

There were 3 candidates for election to the Board of Directors for a 3-year term. The 3 candidates included Paul Camillo, Julie Chichlowski, and Linda St. John. Motion by JC to elect the slate of candidates as presented on the Ballot. Second by Jay Mesinger. Motion approved.

### **III. Owners Comments and Questions**

Owners were invited to type their questions/comments into the chat feature on Zoom, or state verbally.

Comment: I'm so happy you are having this meeting via Zoom. We don't yet live full time in Three Peaks so we are glad to be able to join you all from San Antonio.

Question: Dues collection costs are \$4800; is there any offset in the form of an assessment against those who haven't kept current? If not, why not?

*Answer: Yes, delinquent homeowners are charged a late fee of \$100 per month and may be charges legal fees and interest*

Question: Why is this a 2020 budget not 2021?

*Answer: Today's meeting was rescheduled from March 2020 due to the pandemic. Normally we would affirm the fiscal budget in the first quarter of the same year.*

Question: Is there any thought to putting a lien on properties that are as delinquent as these two are?

*Answer: Yes, liens are filed once the amount gets high or the property is put up for sale and we have filed the lien on this property.*

Question: Can you remind us what the Independent contractor fees are for?

*Answer: The independent contractor fees under General & Administrative Expenses include the Compliance Officer Kelly Schneewis, Summit Resort Group.*

Question: Any discussion about the lack of landscaping at the middle entrance by the Raven?

*Answer: This property is owned by The Raven. The Board is currently seeking a response from the owners regarding the possibility of improvements to the property.*

Question: What is a sub-association project?

*Answer: ENPHA invites the 12 sub-associations to submit requests for grants for various improvements, generally landscaping projects.*

Question: Does every unit, including Waters at Silver Trout, pay the same annual dues?

*Answer: Yes.*

Question: Can we file lien against property with dues unpaid for 2019 and so far this year?

*Answer: Yes, liens are filed once the amount gets high or the property is put up for sale.*

Question: Can we get landscaping at the entrance to the Ponds?

*Answer: Yes, the sub association could request a grant to provide landscaping.*

Question: What are the different sub-associations?

*Answer: There are 12 sub associations plus 2 neighborhoods (Old Eagles Nest and Three Peaks) that make up ENPHA. They are listed on our website - [www.enpha.org](http://www.enpha.org).*

Question: Does this Board have leverage with sub-associations to comply?

*Answer: Yes. Our Compliance Officer surveys all of ENPHA, including the sub associations, 2 times per month. Owners not in compliance receive an email, photo, and a request to remedy. Each month the Board receives a written report with photos of non-compliance, and intervenes as needed.*

Question: Would it be possible to post on the website a map showing the various sub-associations? Is fishing available to all of us in the various ponds on some of those sub-associations?

*Answer: Yes, the website ([www.enpha.org](http://www.enpha.org)) has a map of the sub associations. Follow up item - fishing access on the ponds.*

Question: What portion of Raven (assume golf course) expenses does Eagles Nest pay?

*Answer: None. We would pay for any ENPHA hosted event at The Raven, and we have a snow removal contract with them.*

Question: What is the procedure once the compliance officer finds an offense?

*Answer: Our Compliance Officer surveys all of ENPHA, including the sub associations, 2 times per month. Owners not in compliance receive an email, photo, and a request to remedy. Each month the Board receives a written report with photos of non-compliance, and intervenes if necessary.*

Comment: I am new to the issue of the Nordic trail. could anyone provide a little more detail.

*Response: Bill Schubert discussed the possibility of the Town of Silverthorne moving the Nordic Trail out of ENPHA to Maryland Creek. TOS is requesting input via a brief survey at this link: <https://www.surveymonkey.com/r/66WFHJG>. Input is requested by 9/6/20. Bill supports keeping the trail at ENPHA as it is a beautiful and valuable asset to the neighborhood.*

Question: Can ENPHA legally prevent the displaying of political signs (despite the orgs regs against signs)?

*Answer: From a legal perspective, ENPHA cannot prevent the display of political signs. Owners are asked to limit signs to 1 per property, and that they remove the sign 1 week post election. From an owner: <https://www.colorado.gov/pacific/dora/consumer-advisory-political-signs-and-HOAs>.*

Question: For next year, can we have a slash pile clearing in the late spring? It's important for fire mitigation and clearing dead winter wood and growth.

*Answer: We are hopeful that the county will resume the 2 slash pile pick ups per year - late spring and fall, in 2021.*

Question: Can you consider leaving the Christmas lights up at the southern entrance longer this year?

*Answer: Yes. They are normally up 30 days after the holidays.*

### **Follow up items:**

1. Do all Owners have access to the ponds for fishing?
2. Send reminder to Owners regarding political signs - timing, number of, location.
3. Golden Eagle entrance middle island - county parcel map shows this as part of the street, and not as an ENPHA parcel.
4. GR to speak with Vicky & Michael McCullough regarding compliance issue of kayak under their deck - Silver Trout SA.
5. TD & MM to follow up with Forest Service regarding apple flea beetle Cottonwood trees infestation
6. Provide recommendations for snow plow companies
7. Request from Bill Schubert to formally oppose the relocation of the Nordic trail to Maryland Creek
8. Review the 7 trees lost (cut down) in the Ponds common area.

**IV. Affirmation of Business Items**

Election results, Treasurers Report, and Business Items affirmed as noted above. GR adjourned the meeting at 4:00 PM.

Respectfully submitted,  
Julie Chichlowski, ENPHA Secretary