

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
November 12, 2020 - Board Meeting Minutes

Board Members Present: George Resseguie (GR), President; 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)

Sandy Mesinger (SM), Board Member Elect

Linda St. John (LSJ)

Call to Order

GR called the meeting to order at 3:00 PM via Zoom

Agenda Review: added Verizon tower lease

Proxy: Ty Drake (TD), Environmental to MM

Board Matters

The Board recognized LSJ for her many years of service on the ENPHA Board. She will continue to serve on the DRC as Co-Chair. The Board then welcomed SM and made introductions.

Board Motion: MM made a motion to appoint Sandy Mesinger (SM) to the Board to complete LSJ's term. Seconded by JC. Approved unanimously.

Election Planning for 2021

As of today's meeting, there are two Directors' terms, GR and JC, that will expire as of the Annual Meeting in March 2021. GR plans to stand for re-election; JC is stepping down from the Board. Three owners have expressed interest in serving on the Board. GR will invite them to attend the December Board meeting to meet the Directors and familiarize themselves with a typical Board meeting.

Treasurer's Report - JC

October Financial Results – ENPHA

There were no unusual revenue items recorded this month.

This month's largest expense was the quarterly water and sewer billing totaling \$4,741 of which \$3,543 was for the South Golden Eagle (SGE) Entrance and \$1,198 for the Community Center property. The SGE bill included a water leak in the irrigation system, which has now been fixed, and is still within budget.

ENPHA legal expense this month was \$2,130 for costs incurred in August and September. Most of this expense was for legal advice related to the residential/commercial project proposed at the corner of Blue River Parkway and Bald Eagle Road. An additional \$2,105 of legal fees for this project was incurred by the DRC.

All other expense items were routine and although a few line items may be slightly over budget, we are well within budget overall.

Collections

As of October 31, one homeowner is delinquent on 2020 dues and one homeowner is delinquent on both 2020 and 2019 dues. All past due accounts are billed monthly including late fees, interest and legal costs as appropriate.

Reserve Study

JC reviewed the planned 2021 projects from the Capital Budget and 5 Year Reserve Plan. Projects of note include Community Center security system, South entrance irrigation vault, and fire mitigation.

2021 Budget Items for Discussion

The Board discussed 3 changes to the 2021 budget: Weed spraying, the Lot B/Hideaway Park, and Legal fees. To offset significant cost increases for weed spraying, owners' fees will increase from \$35 to \$40 before the \$5 discount for payment with the annual dues. The proposed budget also includes \$4k to address the Lot B/Hideaway park landscaping project, and \$10k for legal fees to update the By-laws. The proposed budget operating contingency percent of revenue is 22%, within the target range. The Board will approve the final budget at the December meeting.

Amendment to Financial Rules regarding authorized signatures

JC reviewed the proposed amendment to the financial rules regarding signature authority to recognize we now have co-chairs of the DRC, not just one chair as was the case when the rules were written.

Board Motion: JC made a motion to include DRC co-chairs as authorized signers on the DRC bank accounts. Seconded by MM. Approved unanimously.

Compliance - KS

Silver Trout exterior storage for kayaks is pending discussion with the developer. Most political signs have been removed. 101 Talon Circle has a soccer goal stored outside - the second violation notice. A follow up letter will be sent. Working on trailer removal at 1707 Falcon Drive and 239 Kestrel Lane, and trash bag removal at 1500 Golden Eagle.

Environmental - MM/TD

Weeds, Trees, and Trails

The HOA trail sign was reinstated on Two Cabins. Wildflower seeds were spread on the damaged area from the fire mitigation work done above Two Cabins.

Building and Grounds - PC

South Entrance

The week of November 9 Tents and Events are installing the Christmas lights at the South, Raven and North entrances. All lights should be up by November 13.

The irrigation vault modification, required by the TOS to relocate the backflow preventer valve to above ground, was partially completed last month. After the irrigation system was blown out to clear the water, the 2-inch water lines were re-routed to an above ground location for the winter. Next Spring all new equipment, backflow preventer, pressure regulator and water meter will be mounted on a concrete pad and enclosed with a metal box.

Last month 300 new daffodils were planted by volunteers at the South entrance split between the north and south flower beds.

Community Center

Due to the COVID-19 situation the CC is still closed until further notice.

DRC - PC

Open Projects

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

Sub associations - GR/PC

Lot B/Hideaway Park

GR will follow up with Dave Diehl at the Hideaway to consider restoring the site using Xeriscaping techniques using mulch and boulders in place of grass and irrigation. Estimated cost is in the \$5k - \$7K range.

Town of Silverthorne Update - GR/TD

Nordic Skiing Program at The Raven

The Board and TOS are in discussion with the Raven regarding the continuation of the Nordic skiing program at Eagles Nest with consideration of the Raven's concerns, including improvement of trail grooming, trail lay out to minimize damage to the golf course, and control over sledding and skiing on

holes #8 and #9 that result in significant damage to the fairways. GR, TD, and former Board members Al Sanborn and John Taylor will meet with Ryan Parr next week to discuss next steps.

Website Updates - TD

None

Other

Verizon Tower Lease

On November 10, Verizon sent a request to renegotiate the cell tower lease, reducing the monthly rent and modifying the annual rent escalator clause. GR is awaiting further documentation before deciding how to proceed.

SRG Contract Renewal for 2021

The Board will increase the monthly fee for employing a Compliance Manager by 3% for the next two years. The new fee will be \$1,030/month.

Adjourn

GR adjourned the meeting at 4:50 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary