

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
April 16, 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)

Call to Order

GR called the meeting to order at 2:50 PM via Zoom
Agenda Review: One topic added on displaying flags
Proxy: none

Compliance - KS

Owners have been notified of compliance issues.

- 1805 Falcon Drive - trailer will be relocated to Denver once weather permits, this week.
- 1842 Peregrine Lane Unit B - the realtor is working on a replacement For Sale sign.
- 412 Kestrel Lane - after attorney review, flags permitted due to statute of limitations. Should owner sell, new owner will be required to remove flags.

The Board considered the need for clarifying the display of flags in the HOA. It was proposed that the current Town of Silverthorne's code be communicated to owners, and avoid changing the Declarations & Covenants. Any flag rule would need to be consistent with the requirements of the state and federal statutes. Legal counsel will be consulted to guide next steps.

Treasurer's Report - JC

March Financial Results – ENPHA

March revenue includes weed spraying fees received with dues payments processed this month. To date, a net \$11,705 has been received compared with a full year budget of \$12,740. Of note, 373 homeowners have taken advantage of the \$5 discount for paying with their dues compared with 337 budgeted and 337 last year. Additional fees are expected as final dues payments are processed and sub-associations will be billed following spraying on their properties.

One homeowner paid a \$100 late fee on 2020 dues.

In March, the annual landscaping project costs were paid to Neils Lunceford to take advantage of the discounts offered. Costs of landscaping at South Golden Eagle and the Community Center total \$27,743. Tree maintenance (spraying and deep root feeding) on common property total \$2,747.

Administrative expenses this month include \$2,645 for the annual meeting bringing year-to date costs to \$5,390 compared with a \$6,000 budget. Additional costs were incurred for e-blasts and mailings about the meeting cancellation. When the meeting is rescheduled, we will likely need to amend the budget or adjust other line items to accommodate another mailing and other expenses.

Capital Expenditure

At their March meeting, the board awarded the contract for new signs and lighting at the South Golden Eagle entrance to House of Signs. The first payment of \$12,400 was issued in March.

Collections

As of March 31, dues for 2020 had been received from 787 properties with 14 outstanding. Six of the outstanding were due to lost checks and the homeowners are sending replacements.

Two homeowners have not paid their 2019 dues. Both are also past due with their sub-associations and we believe one sub-association has begun a foreclosure process.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$10,562 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

Approved Suppliers

In accordance with the ENPHA Financial Rules, the board was asked to consider Resolution Number 2, Series 2020, a resolution identifying approved suppliers. JC described the suppliers included in the resolution.

Board Motion: MM made a motion to accept the Resolution No. 2 Series 2020 as submitted. This Resolution identifies 7 contractors as approved suppliers. Seconded by LSJ. Approved unanimously.

2019 Tax Return

JC shared the 2019 ENPHA tax return documents. The Board thanked JC for her work in completing the filing.

E-Mail Blasts - TD

It was decided to delay a newsletter until June. Potential content will be discussed at the May Board meeting.

2020 Annual Meeting Planning (TBD) - GR

The Board agreed that there is currently too much uncertainty about COVID-19 guidelines regarding social gatherings to make a determination as to rescheduling the Annual meeting. This will be revisited at the June meeting.

Environmental - MM/TD

Weeds, Trees, and Trails

MM has emailed the presidents or points of contact for all sub associations with a goal of discerning whether or not the respective sub associations wish to participate in the ENPHA weed control program. Sub associations who fail to affirmatively respond by June 1st will not be sprayed for noxious weeds. To date, two sub associations have opted out of the program and five sub associations have yet to respond.

The annual HOA Trail day is still tentatively scheduled for June 13th. Tree removal above Two Cabins and replanting of the aspens in J-tract were approved in 2019. We are waiting for the snow to clear before reengaging with vendors.

Building and Grounds - PC

Monthly report

The snow has been cleared for the most part, and daffodils are starting to sprout. Neil Lunceford has uncovered the landscape. Material has been put down to protect the flower beds from the road gravel placed by the snow plowing crews. It appears that the Town of Silverthorne (TOS) did some minor damage to the turf on the north side. TOS will be contacted to schedule repairs. Raven golf course is expected to open in May if all goes well. The restaurant opening is TBD.

South Entrance Sign Project Update

The new South entrance sign has been approved by the TOS and is in the process of being constructed. Installation date is yet to be finalized, but expected by June.

Raven Entrance Project Update

No response has been received from upper management at Escalante concerning the arch at this time. Management has said that they have their hands full trying to figure out how to open their courses.

Community Center usage events for March:

Due to the COVID-19 situation the CC was closed for the second half of the month of March with no events at the facility till further notice.

Website Updates - LSJ

No updates.

Town of Silverthorne - GR

Nothing to report.

DRC - LSJ

Open Projects

- 1 - Concept Approved
- 1 - Preliminary Approved
- 13 - Final Approval
- 18 - Under Construction
- 1 - TCO (Temporary Certificate of Occupancy)
- 0 - CO (Certificate of Occupancy)
- 3 - Modifications Approved
- 3 - Modifications Under Construction
- 0 - Modifications Completed
- 40 - Total Projects

Subassociations - GR

2020 Grants

GR will advise the sub association presidents that requests for this year's grant funding is due by the end of May. The Board will determine awards at the June Board meeting.

Property Liens

The HOA has a lien on a property in foreclosure for non-payment of dues. The Board will meet with the HOA attorney to verify the seniority of its rights.

Other - GR

The Board discussed the possibility of making a donation to a local non-profit(s) to help with ongoing COVID-19 related hardships. Legal counsel will be consulted regarding funding.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 4:00 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary