

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
October 10, 2019 - Board Meeting Minutes

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 Co-Director; Julie Chichlowski (JLC), Secretary

ENPHA Residents:

David Diehl, President, Hideaway
Alan Stremel, President, Elk Haven
John Kirkpatrick, Aspens
Ken Gansmann, 3 Peaks resident

Call to Order

GR called the meeting to order at 3:00 PM.

Agenda Review: "Funding issues for Tree Removal" was removed from the agenda. See Environmental report below for details.

Absent: Ty Drake (TD), Kelly Schneweis (KS)

Postal Boxes

Ken Gansmann attended the first part of the meeting to discuss mail delivery and possible sites for postal boxes. Ken will survey 2 possible sites, and offered to discuss with the Silverthorne postmaster. The Board will consider next steps.

Compliance

Submitted by KS

The Compliance report was reviewed. There is an RV parked on Stellar Drive and attempts are underway to locate the owner. A year to date summary of violations was reviewed. The largest violation category is trash cans followed by trailers and RV's. Owners continue to be responsive and remediate the violations in a timely manner. Board was reminded to help in addressing compliance issues by taking a picture and sending it to Kelly with the address.

Speed concerns on Golden Eagle: An additional survey will be conducted along Golden Eagle between Kestrel and Falcon.

Treasurer's Report

Submitted by JC

September 2019 Financial Results

Revenue includes final billings to the sub-associations for the noxious weed spraying program and \$700 in late fees collected from one homeowner for 2019 dues. Weed spraying fees after discounts total \$11,990 compared with \$12,885. The \$895 shortfall is due to lower participation from sub-associations and a higher number of properties taking advantage of the early payment discount.

Expenses include \$11,221 paid to Neils Lunceford for noxious weed spraying on owner properties and sub-associations and \$949 for ENPHA common areas. When final costs for the weed-spraying program are submitted, we expect to break even this year.

DRC revenue through September exceeds the full year budget due to a continuing high level of construction activity, accrued fines and interest income while expenses lag expectations with a surplus anticipated by year-end.

Collections

Two homeowners have not paid their 2019 dues as of September 30. Past due notices are sent monthly with \$100 per month fines added each month.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$9,673 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

E-Blasts

There were no e-blasts sent in September.

ENPHA 2020 budget

The Board thanked Judy for all her pre-work in assisting the line item owners with their 2020 budget submissions. The first draft will be reviewed at the November Board meeting. The Board briefly discussed the 2 cabins on Two Cabins Drive. The Board agreed to not allocate additional funds and time toward their preservation. MM will look into a plaque/signage to commemorate their history.

Environmental

Submitted by MM/TD

Weeds

The noxious weed spraying program for 2019 is coming to a close. Some budget decisions will have to be made as soon as more information is available. Our weed spray contractor has raised the hourly rate for 2020. MM is seeking additional bids to be presented to the Board in November. Sub associations will be contacted with the new billing information soon after the November HOA meeting.

Tree removal

Several weeks ago, the Eagles Nest Metropolitan District (District) asked ENPHA for advice regarding public areas within our mutual borders in need of maintenance such as tree removal for a proposed District project. TD identified 3 potential projects and received quotes from 3 contractors for the work. TD selected a preferred contractor and the Board, believing that the District was offering to fund an ENPHA project, circulated an e-motion that was passed unanimously.

However, the District advised later that it must work directly with a contractor. It requested ENPHA to provide oversight of the work and function as a liaison with the District. Based on this information, GR moved to rescind the e-motion, second by MM, and the motion passed unanimously.

MM will meet with the preferred contractor on 10/11 to finalize a proposal that GR will present to the District Board on 10/11.

Building and Grounds

Submitted by PC

South entrance

The sprinkler system has been drained and blown out for the winter. Many comments from HOA members and guests were received that this season the south entrance looked the best they have seen for awhile. Many thanks to Nina with Neils Lunceford who worked the whole season (and gave birth to a 9 lb. baby boy last week) and their employees. 300 daffodils will be planted with the help of volunteers in October. The vol population was minimal this year thanks to the efforts last year by Orkin and Neils. Currently working with Tents and Events on Christmas lighting for the entrance, which should start next week. Also working with House of Signs for lettering and lighting at the south entrance.

Community Center

Several stands of daffodils will be planted at the entrance. The Community Center sprinkler system has been handled and prepared for winter.

Community Center usage events for September:

8 MahJongg , 3 ENPHA, 2 Non profits, 1 sub association, 1 neighborhood event, 1 paid event.

Website Updates -

LSJ is meeting with Val next week to review website updates. The website will be updated soon.

Town of Silverthorne

Submitted by GR

- Arby's plans to demolish their current building and build another one on the same site.
- Neils Lunceford is expanding to a second location in Silverthorne.

DRC

Submitted by LSJ

Open Projects

0 - Concept Approved
1 - Preliminary Approved
6 - Final Approval
25 - Under Construction
0 - TCO (Temporary Certificate of Occupancy)
0 - CO (Certificate of Occupancy)
2 - Modifications Approved
8 - Modifications Under Construction
0 - Modifications Completed
42 - Total Projects

Subassociations

The Subassociation Presidents' meeting immediately followed the Board meeting.

Other

Osprey nest camera update (GR): TOS Sport Committee has expressed interest in installing a web cam. GR to follow up on costs, scope, and next steps.

Community Center camera update (PC): PC is pursuing bids to add cameras to the exterior and/or driveway of the Community Center.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 5:00 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary