

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
July 11, 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: Ralph Trevino, new president of Fox Valley sub association

Summit Resort Group: Kelly Schneweis (KS)

Call to Order

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

Agenda Review: No changes

Proxy: Ty Drake (TD) to MM

Treasurer's Report

Submitted by JC

June 2019 Financial Results

June revenue includes noxious weed-spraying fees from homeowners on Glen Place whose fees were returned earlier in error. Glen Place is not part of a sub-association as previously thought and therefore owners participate in the program individually. Total revenue from the weed program is expected to be close to budget after sub-associations are billed based on time spent in each area later this month.

June is another traditionally low month for expenses with no unusual or unbudgeted items to report. JC requested that Board members submit any requests/plans as work commences on the 2020 annual budget.

Collections

Four homeowners have not paid their 2019 dues and one has not paid 2018 noxious weed spraying fees. Notices are mailed monthly and e-mail contact is made wherever possible. Attempts to reach one owner have not been successful and one property with outstanding dues is on the market.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$9,330 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-mail blasts issued in June. JC reminded board members that 48 hours advance notice is required to issue an email blast. The content must be in a .doc format and any pictures must be in a .jpg format. In addition, if you have an email blast request, a two week “heads up” is requested.

Building and Grounds

Submitted by PC

South entrance - Annual flowers were planted in the island along with the large flower pots on each side of the entrance monument walls. The flower pots were covered to insure that they might survive the cold snap. All plants and flowers seem to be doing well. The lawn looks very lush and the crews at Neils Lunceford are doing an excellent job of maintaining the entrance.

Community Center - The renovations on the front flower beds at the CC were completed on schedule last month. Several of the original plants were saved and reused after being divided along with adding new plants.

Annual work on June 15th was held with approximately 20 volunteers attending. The majority of the volunteers worked on the trails with the remaining doing painting of railings, weeding and staining of the 6 blue bird houses. Lunch was provided with grilled burgers and brats and refreshments. The Neils Lunceford crew working on the CC flower beds also joined the volunteers for lunch.

Community Center usage events for June: 8 MahJongg , 2 Enpha, 5 Non profits, 2 sub association

Revision of Community Center Rules & Regulations - MM has proposed several changes to the Rules & Regulations document for Board member review and comment. It was suggested to convene a separate meeting to discuss the details of the document.

Website Updates - none

Compliance

Submitted by KS

Homeowners have been notified of compliance related issues. Trash service continues to be an issue throughout the county. Owners have been notified of necessary down or dead tree removal to comply with Silverthorne Town Code. Compliance letters were mailed for two properties for trash can violations.

Speed concerns on Golden Eagle: The Town of Silverthorne is still working on setting up the speed survey. Additional suggestions to address excessive speeds have been forwarded to the Director of Public works for consideration.

Town of Silverthorne

Submitted by JoAnne Nadalin
Council Update

- The County building officer gave a presentation on the County's possible adoption of updated building codes including energy requirements, mandatory installation of wiring for electric vehicle charging, photovoltaic connections on roof, and fire hazard mitigation. Proposed fire hazard mitigation would include a 5 foot no-vegetation zone around structures, applicable to new structures and building modifications involving larger footprint (additions, decks, etc.). The proposal includes sustainability requirements such as mandatory solar installation, foam insulation, and higher R value windows. No action is expected by Silverthorne until fall.
- A preliminary plan for Smith Ranch phase three -17 single family and duplex homes was approved. Anticipate lottery for additional townhomes/duplexes/single family in November.
- HC3 and County intend to install glass recycling "depots" in Willowbrook near Trent Park overflow lot and another location TBD. County would like to establish a new recycling center near the ball fields at the base of the dam, near the rec path.
- Due to significant problems with middle school/high school vaping, County intends to put forward a ballot measure for November proposing raising taxes on cigarettes by \$4/pack and nicotine products (vaping products) to 40%. Tax revenue would flow back to jurisdictions and should be used for smoking cessation/education/healthy living initiatives. Silverthorne (and all other jurisdictions) considering raising the legal age to purchase nicotine products to 21 (from 18) and to require retailers of nicotine products to be licensed, similar to alcoholic beverage sales license.
- Ordinance approved authorizing purchase of the LDFD administration building at 401 Blue River Parkway for appraised value of \$1.2 million. Intent is for Town to hold the property until a comprehensive development plan for the 4th/5th Street block comes forward so that this property can be included in the comprehensive planning. Until then, there are two private parties interested in leasing parts of the building.
- Executive session to discuss negotiations with Compass Homes regarding possible annexation of Angler Mountain Vistas, above current Angler Mountain development.
- Appointed Stu Dearnley (Peregrine Lane) as an alternate Planning Commissioner
- Appointed Natalie Vessey (Outlets General Manager) to Economic Development Advisory Committee

Environmental

Submitted by MM/TD

On 15 June the HOA completed its annual trail work day. Residents and HOA Board members repaired and cleared trails in the 3 Peaks and Hideaway/Ranch neighborhoods. Tree clippings and logs on Tract J were brought to the street to be processed by the Summit County chipping program. Additional work is needed on the upper section of the HOA trail between the USFS's "red gate" and Two Cabins Drive. This part of the trail has eroded down to the weed barrier. Installation of log

water bars and gravel will help with water run-off and keep the trail in better shape. These projects will be included in the 2020 trail work day.

A map of the HOA trails was developed. Recommendation is to post these maps on the HOA website for residents to use during their hikes.

The HOA conducted an assessment of the aspen trees in the Tract J section (just above Two Cabins Drive along the HOA trail). A few of the trees are dead and some are still slow in coming out of winter conditions. The watering system is now on a timer and should help in recovery. Recommendation is to keep watch over the trees during the month of July and reassess in August.

Deadfalls, standing dead timber and slash piles are a concern for the community. During the mapping of the HOA trails, the team noticed tree teepees, existing slash piles and lots of deadfalls. Not all of this was located on HOA property since the trails also exist on golf course property, USFS land and private land. The effort to clear the land is beyond the scope of the HOA's trail work day. However, our neighbor, Gerry Czosek, organized a volunteer effort to clear some of the tree teepees in HOA open space. Additional work is needed. The environmental team will assess the overall effort and put together a plan to address the issue.

The actual start date for weed spraying is to be determined but could begin as early as July 15, 2019. Neils Lunceford personnel will notify MM before they start spraying. At the request of Neils Lunceford, MM developed a weed spraying consent form for the benefit of homeowners who previously did not want their property sprayed but have subsequently changed their mind. The board set the fee for these sprayings at \$50.00.

DRC

Submitted by LSJ

Open Projects

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

Subassociations

Submitted by GR

Dog control issues: Discussed situation of an owner's dog killed by another owner's dog. Owner pled guilty and paid fine. Sub association president is determining how to proceed.

Other

TOS water usage issues (PC): The TOS doesn't monitor water usage rates, but during a recent spot check it discovered a property with extremely high water usage rates (ex. 30,000 gallons/day - garden hose had rotted). After discussion, PC will draft a message for owners with a few pro-active recommendations and suggestions to hopefully prevent undetected water leakage from causing significant property damage.

Drone policy: The HOA does not have a policy on drone use. Recommendation is for home owners to contact TOS if drones become an ongoing issue. It was noted that the Decs and Covenants includes a Nuisance provision in Section 2.02, 5. page 10.

Executive Session

Motion by GR and second by JC to move to Executive session to discuss an existing contract relationship within the HOA. No actionable items resulted from the discussion. MM motioned to come out of executive session, seconded by JC.

Adjourn

GR adjourned the meeting at 4:45 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary