

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**February 14, 2019 - Minutes Regular Board Meeting**

BOARD OF MEMBERS PRESENT: George Resseguie (GR), President; Judy Camp (JC), Treasurer; Paul Camillo (PC), Building and Grounds and DRC Co-Chair; Linda St. John (LSJ), Vice President & DRC Co-Chair; Cindy Gordon (CG), Secretary

Eagles Nest Resident: David Diehl (DD), President, Hideaway; Ty Drake (TD), Three Peaks; Colleen & Mike McAntee (CMM), Three Peaks;

Summit Resort Group: Kelly Schneweis (KS)

**Call to Order**

GR called the meeting to order at 3:00 PM

Agenda Review

Changes to the agenda: None

**Treasurer's Report**

Submitted by JC

**2018 Financial Results**

December 2018 financial statements have been posted to the website.

For the year, revenue is over budget primarily because of \$7,710 of special assessments imposed on homeowners who violated the ENPHA declaration and covenants and noxious weed spraying fees higher than expected. The special assessment issues have been resolved and fines paid.

Expenses overall were well within budget with some line items over and some under the annual budget. Other parking lot maintenance was over budget by \$3K in part because replacement of asphalt at the community center parking lot was budgeted as a capital expense but came in lower than expected and did not meet the capitalization threshold. Therefore, it was charged to the operating budget. Sub-association grants are over budget by \$1.8K because of a late addition to the program authorized by the board. Independent contractors are over budget by \$1.1K because of overlap with the outgoing and incoming compliance managers. Items under budget include the Middle Entrance project (\$15K), Community Center flowerbed upgrades (\$3.5K), and enhancements to the South Entrance fall beds (\$2.5K). These three projects have been delayed with the unspent funds assigned to the reserve account for use in 2019. Legal fees were under budget by \$5.4K due to conservative budgeting for this item that is difficult to predict.

Surplus cash generated in 2018 was transferred to the interest-bearing liquid asset account in January. The year-end reserve balance is \$233,638 allocated as follows: capital reserve \$78,398; legal \$75,310; noxious weed program \$8,255; and insurance deductible \$12,500. The operating reserve is 34% of ongoing revenue

compared with a target of 25% due to the delayed expenditures mentioned above which are planned for 2019.

The DRC ended the year ahead of expectations in both income and expense as a result of continuing high levels of activity. DRC ended the year with a cash surplus of \$9,051 that was added to DRC cash reserves.

#### January 2019 Financial Results

2019 dues totaling \$157,400 for 787 properties were recorded in January. This is over budget by \$400 because two parcels were separated from the Silver Trout master parcel. \$9,780 was received for noxious weed spraying fees from 326 of the 395 individual lots in the Eagles Nest and Three Peaks neighborhoods eligible for the program. This is the first year we have offered a \$5 discount for homeowners who pay the spraying fees with their annual dues and response has been good. Sub-associations who participate in the weed program will be billed after the spraying takes place and ENPHA does not bill sub-association homeowners individually. Several owners who live in sub-associations included the \$30 fee with their dues even though it does not apply to them and it was not shown on their invoice. Those fees were returned.

The annual insurance premium of \$11,593, the first part of the annual dues billing and collection costs of \$2,596, and the snow-plowing contract totaling \$1,467 for the period January through April were all paid this month in accordance with budgeted amounts. All other expenses were minor and recurring.

#### Collections

As of January 31, 672 properties or 85% had paid their 2019 dues. All homeowners were notified early in the month of an address error on the dues billing and the post office has been helping with re-directing mail with the incorrect address. Past due notices will be sent out on Tuesday, February 12 with notification of fines to be applied at the end of the month.

Two homeowners have not paid their 2018 noxious weed-spraying fees. Past due notices are sent monthly with \$25 late fees added each month.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$8,763 at the end of December including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

#### E-Blasts

On January 4, an e-blast was sent to 586 recipients notifying homeowners of an incorrect address on the 2019 dues invoice. 455 recipients or 77.6% opened this e-mail.

On January 14, an e-blast was sent to 588 homeowners announcing the Raven's moonlight snowshoeing events with 337 or 57.6% of recipients opening the e-mail.

#### Disposal of old printer

A new printer was purchased. Old printer will be donated to a charity in the area. LSJ will figure out the charity to donate the printer.

#### **Website Update**

Submitted by LSJ

LSJ updated the website. There were a few extra hours billed by Three Bees Knees for the updates.

#### **2019 Annual Meeting Planning (March 23)**

Meeting Agenda

Submitted by GR

The meeting time was changed to start at 2 PM to accommodate the Raven's schedule for their happy hour and dinner schedule. A few other minor changes were made to the agenda. Ty Drake and Mike McAntee have agreed to stand for election to the Board. Further Board reorganization was discussed and will be finalized at the March Board meeting. CG will pick up the proxies from Peggy Long before the meeting and get them to GR.

#### **Compliance**

Submitted by KS

Railing on vacant lot on Two Cabins Drive – still needs action.

Trailer at the ponds was removed within 3 days – belonged to a visiting tenant.

Trailer at the Aspens was removed within 3 days.

The pod at the Aspens was removed by 2/3/19.

Fire hydrant buried near a home at the Aspens was dug out by the fire department.

#### **Town of Silverthorne**

Submitted by JN

- Got an update from members of the library board and county. They would like to expand the Silverthorne library but no specific plans or time frame at this time.
- Five new police officers were sworn in, filling all but one vacant position.
- Approved the final site plan and disturbance permit application for River West, the development just south of Alpine Earth Center.
- Approved a conditional use permit to allow the auto body shop on the Hudson property to reopen. In connection, for commitment from property owner not to oppose rezoning the property to town core.

#### **Building and Grounds**

Submitted by PC

Grounds and Entrances

Installed new temporary lights at the South Entrance. The lighting is a test for the type of light to be installed this summer.

Started discussions with contractor Neils Lunceford (NL) to install a wireless sprinkler control system for the South entrance which will help better control and conserve water.

Arrangements finalized with the Raven for the Annual HOA Homeowners meeting in March. HOA will provide refreshments, snacks and hors d'oeuvres for the social hour. The Raven will also be offering dinner after the event. They are requesting that reservations be made if anyone would like to have dinner. PC requested the Raven dinner information be included in the event packet that will be sent to all ENPHA property owners later this month.

Community Center - meeting scheduled with NL to discuss the upgrading landscape project for the front of the CC. Looking to start the project early this spring, so as not to get caught in the hectic summer and fall landscape season.

Community Center usage events for January, 2019  
8 MahJongg , 2 ENPHA, 2 Non-profits, and 0 paid events

### **Environmental**

Submitted by BM

There were no complaints and no request related to weeds, trees and trails. We are working on 2019 plans for the Weed Program, trees and trail maintenance. We are always looking for volunteers for any of our environmental programs. Thank you to all who help in any way to make improvements to our great neighborhood.

JC asked if fire safety and emergency plans would be discussed at the Annual Meeting. GR will make some comments regarding fire safety and emergency plans.

JC asked if anything that can be done to improve the Fire Break around ENPHA Properties. PC suggested that there may be grant money available for work to be done on a Fire Break through the Forest Service.

### **DRC**

#### **Open Projects**

Concept Approved	3
Preliminary Approved	10
Final Notice to Proceed	1
Under Construction	13
Temporary CO	2
CO	0

#### **Minor Modifications**

Approved	1
Under Construction	5
Completed	0

Major Modifications

Approved	1
Under Construction	0
Completed	0

Total No. of all Projects      36

**Subassociations**

One HOA President contacted GR regarding the grants for the sub-associations. GR will send a note to all the Sub Association Presidents regarding the process for Grant Applications. Next Sub-Association meeting will be April 18.

**Other**

No additional business.

**Executive Session**

No Executive Session was called.

**Adjourn**

GR adjourned the meeting at 4:25 PM.

Respectfully submitted,  
By Cindy Gordon, ENPHA Secretary

