

EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION
P O BOX 24419
SILVERTHORNE, CO 80497
www.enpha.org

ANNUAL MEETING AGENDA, MARCH 23, 2019

Proxies: 204

Total Properties Represented: 63

Total Properties Voting: 267

Quorum: 20% of 786 properties = 157 properties

Properties Voting Over Quorum: 110

Property Owners at the meeting: 83

- I. **WELCOME** George Resseguie (GR)
GR called the meeting to order at 2:07 PM. He introduced the Board and their positions. Additional presenters: Kelly Schneweis, Summit Resort Group, Compliance and Ryan Parr, General Manager, The Raven Golf Course.
- II.
GR explained the agenda and the flow of the meeting. He commented ENPHA is very involved with the Town of Silverthorne citing the mayor and several council members as Eagles Nest residents. He encouraged all members to be involved in the community.
- III. **COMMITTEE REPORTS AND OTHER ITEMS**
 - A. **Treasurer's Report** Judy Camp (JC)
The packet distributed today contains a summary of 2018 financial results and the 2019 budget. Detailed financial statements are posted to the website monthly.

ENPHA's financial condition is excellent.
 - The budget is sustainable with the annual assessment held at \$200 per property since 2015. This, along with \$17K in rental from Verizon, supports two categories of annual operating expense – 1. Administration and governance in accordance with Colorado state statute and ENPHA governing documents and 2. Operations and maintenance of common property including the Eagles Nest Trail, entrances from highway 9, open spaces throughout the community and our community center and pavilion facilities. Expense levels are maintained in part due to the efforts of our many volunteers including ENPHA board, the Design Review Committee members, the frequent users of the community center and all who participate in the annual workdays and other special project. Thanks to all who contribute.
 - We have a healthy cash reserve fund of \$234K to fund future capital needs and provide a buffer against any unforeseen change in circumstance requiring additional resources. Healthy cash reserves have been shown to enhance individual property values and also guard against the need for special assessments in the future.
 - B. **Design Review Committee** Paul Camillo (PC) and Linda St. John (LSJ)

LSJ reported 7 homes were completed in 2018 with the construction time ranging from 10 to 36 months and averaging 18 months. Two homes were in the Parade of Homes again this past year. Both won numerous awards. There are currently 13 homes under construction including 5 at Silver Trout (4 duplexes and one triplex). Two more homes have been approved to start and 13 additional projects are in various stages of completion. There are also 9 modifications approved and 4 modifications completed in 2018.

Silver Trout, a 28-unit townhome development adjacent to The Ponds received final approval in 2017 and began construction in fall of 2018 with foundations.

LSJ thanked all who contacted the DRC this past year before making modifications to their homes. She noted DRC approval is required for any exterior modification to an existing home or lot to include repainting or re-staining, landscaping or tree removal, ornamentation including statute and yard art. Also, any additions of a porch, patio, deck, hot tub, solar panels or window replacements will require approval.

The DRC has six members who monitor construction compliance and has recently hired Kelly Schneeweis of Summit Resort Group to help.

For further information please refer to www.enpha.org and click on DRC guidelines.

C. Building & Grounds

Paul Camillo (PC)

South Entrance - PC reported no tulips were planted in fall of 2018 because the entrance was overrun with voles in 2018. Most of the spring and summer were spent trying to eradicate the voles from the flowerbeds. We will look at tulips for 2019 and add more daffodils. The sign lighting upgrade was postponed last year and will be addressed this summer. Currently there are mounted spotlights illuminating the sign and this summer's upgrade will be more permanent. We are also continuing to upgrade the flowerbeds and lawn and will get this work done in the spring instead of the fall to complete before the landscapers' rush. Neils Lunceford continues to do an excellent job for us.

Raven Entrance – Landscape discussions continue to move forward. This is a project we have been working on for three years with various managers at The Raven.

Community Center – Upgrading landscaping for the front of the center is scheduled for this spring. The community center averages 16 events per month. Projects completed in 2018 include: safety hand railing installed on pavilion walls; parking lot asphalt cracks filled; repaired sinking asphalt section by the dumpster; seal coated asphalt parking lot; striped parking spaces; and stained concrete wall at the pavilion.

Our annual workday is scheduled for June 15 with lunch and beverages to follow.

Christmas lighting – decorations were installed at all three entrances again this year. The Raven entrance was a joint venture with ENPHA providing the decorations and

The Raven providing the installation labor. People liked the laser lights we used this year. Tents and Events again worked with us although they do not generally offer holiday lighting as a part of their business.

D. Environmental

George Resseguie (GR)

2019 Trees Program – There will be added monitoring of all properties and ENPHA open space properties to ensure standing or fallen trees are removed timely. This will assist in efforts to mitigate risks of fires. The Town of Silverthorne also emphasizes dead tree removal. Please contact the board if you identify any trees that are dead, whether standing or fallen. We need to address them all.

2019 Chipping Program – The dates have not been set as of this time. The Summit County team is looking at starting in late July. This year they will be starting on the north end of the county. This means we should be a week or two earlier than in the past years. There will be a second round of chipping approximately 7 weeks after the first round. We will post to the ENPHA website when we know the dates. Otherwise, check the count website (summit.co.us) for dates.

2019 Trails Program – We will hold a workday on May 18, 2019 at 9 AM. This is a volunteer activity. It can be strenuous, but good for you. Bring tools that you might have that will aid the small limb removal. Lunch will be provided! Also, when hiking please notify us with trail concerns.

Wildfire Preparedness – GR reviewed the checklist contained in the annual meeting packet. The purpose of the checklist is to educate – what to do to be prepared in case of a wildfire. In addition to looking at the color on the wildfire monitor on highway 9, we need to be aware of our surroundings. Last year’s Buffalo Mountain Fire occurred on a day that was rated “moderate” for fire danger. Bob Mock and GR have attended periodic wildfire preparedness meetings on behalf of ENPHA.

Noxious Weeds Spraying Program – All property owners are required by a town ordinance to eliminate noxious weeds as defined by the State of Colorado and the town. For 2019, ENPHA will again offer a noxious weed-spraying program. Details are included in the annual meeting packet. Because of confusion last year about the “opt-in/opt-out” process, there is a change this year for homeowners who are not part of a sub-association. Individual lot owners who want to be included in the program must pay their participation fee by June 1 or it will be assumed they will take care of their own noxious weed removal. If weeds are observed on properties not sprayed by ENPHA, the Town of Silverthorne will be notified and they will handle enforcement.

E. Compliance

Kelly Schneweis, Summit Resort Group (KS)

KS introduced herself as our new compliance manager and thanked John Ahlquist for his help in the transition. Her contact information is on the website. Her process is to drive through the neighborhood once a week and takes photos to document any violations she observes. She then contacts the owner and does a follow-up inspection

to make sure violations have cleared. Top issues are trailers/mobile homes, trash cans/recycling bins – should not be visible to neighbors and not out too early, and signs. KS will also be looking for dead or diseased trees, which must be removed per Town of Silverthorne and ENPHA regulations. Homeowners can help her out by providing your contact information to Peggy Long; getting familiar with the core documents on ENPHA website and Town of Silverthorne; notifying KS if you have a temporary trailer; and contacting KS if you observe an issue.

F. Eagles Nest Metro District (ENMD)

George Resseguie (GR)

At the beginning of 2018, the remaining debt totaled \$1,453,263. During 2018, the ENMD board authorized two principal prepayments and proposes prepaying the final principal in July rather than November. These actions saved over \$50,000 in interest. The mill levy payable in 2019 will be just 3.75 mills, down significantly from 15.052 paid in 2018. 2019 will be the final assessment for ENMD and the district will be dissolved at the end of 2020. The board's objective is to end 2020 with minimal excess funds as the town, by statute, has advised it expects to receive any excess funds.

G. Short-term Rentals

George Resseguie (GR)

19 properties in Eagles Nest have short-term rental (STR) licenses. The Town of Silverthorne is in complete control of STR regulations. They provide a place to call with complaints, but you must give your name. ENPHA has no regulations on STR's although some sub-associations have different rules. ENPHA would need to get 2/3 of 785 properties to impose additional regulations.

IV. OWNERS' COMMENTS

GR opened the meeting up to questions and comments from the homeowners.

Two residents of Glen Place asked about noxious weed spraying in their area. Both had paid for weeds along with their annual dues and the \$30 was returned. JC responded weed-spraying payments were returned to owners who lived in sub-associations because the sub-associations handle their own weed spraying. If the sub-association participates in the ENPHA program, the sub-association, not the individual owner, is billed. The Glen Place residents said they were not part of a sub-association. GR agreed to follow up with Peggy Long to resolve.

A homeowner questioned why the holiday lighting at The Raven entrance had not been fixed in a timely manner. This question was deferred to Ryan Parr's report later in the meeting.

Judy Diehl from the Hideaway said she appreciates what Kelly is doing and asked for her e-mail address. The address is listed on the ENPHA website.

Jan Leuthauser from Elk Haven commented on how much people enjoyed the snowshoe event in prior years and asked why there was no snowshoe event this

winter. GR responded there was a conflict with evening meals being served at The Raven this year and it just didn't work. We will focus on a summer event instead.

Ann Brewster from Golden Eagle Road said she was sorry to hear about our entry tulips. She commented tulips are eaten by rodents, but daffodils are not. There is also an effective vole deterrent called VoleX that can be used.

Ken Gansmann from Golden Eagle Road warned to watch for spruce beetles. They start slow and build. He commented on potential traffic build-up when the downtown redevelopment starts in May and said the best place to get in accident is post office. It is time to introduce the thought of getting a piece of property for mail boxes in Eagles Nest. LSJ responded that she and Marcy Whitehead had looked into mailboxes, but we did not have the appropriate property, which has to be certain distance from the highway. LSJ suggested a committee get with the postmaster and revisit the issue along with the strict rules that are in place. GR said Summit Sky Ranch achieved having mailboxes on site and maybe could give guidance. GR instructed interested volunteers to give LSJ their contact information. She will assemble the list, but not manage the project.

Ann Brewster asked about the increasing number of trailers parked in driveways. KS responded owners are allowed 48 hours to have trailers and campers on their property for packing up.

Bill Sowers from Arnica Drive asked about fire mitigation. GR responded he is talking to forest service to see what their plan is. Usually they will not let others work on forest service property, but there may be potential to put a crew together to work with them this year. Bill suggested insurance companies might provide funds for mitigation to avoid claims later.

V. BUSINESS ITEMS/RAVEN INFORMATION

A. Election of Directors

George Resseguie (GR)

GR commented that ENPHA is fortunate to have good volunteers. Our by-laws say we will hold an annual members meeting to elect the board and then the board will have an annual meeting to elect officers.

We currently have two open positions and two names on the ballot. Ty Drake and Mike McAntee have volunteered for three-year terms. We do not need to collect written ballots, just take a vote. Len Shipman moved to affirm Ty Drake and Mike McAntee to serve three-year terms on the board. Jan Leuthauser seconded and the motion passed by voice.

B. Raven Golf Club Update

Ryan Parr (RP)

RP reported the restaurant was open 7 days last summer with consistent times and also open throughout winter. Successes on golf course included quality upgrades and capital improvements. The Raven has commitment from its ownership to fix some of

the issues this year. RP expects good water this year based on the snowfall we have had. The restaurant was bigger than expected with over 200% of last year's revenue in 8 months. He is happy with the progress being made. Events have been open to public, not just members. RP encouraged all to come down and enjoy the clubhouse and events. There were three moonlight snowshoes this winter with dinner following. Homeowners are encouraged to get on The Raven e-mail list.

The Raven is the only golf club in Silverthorne and they are working with ENPHA, the sub-associations and the town to be a part of the community. The Raven manages the Nordic trail in partnership with the town.

Priorities for 2019 are the golf course and overhaul of the building with help from the Town of Silverthorne.

In response to the earlier question regarding The Raven entrance, RP responded they want to do as much as possible, but the current management team has been in place just 9 months. They used Raven guys to install the Christmas lights and RP acknowledged lights did not get fixed timely due to weather and other priorities.

RP invited all to come and enjoy the semi-private club. They are open to suggestions of what people would like to see.

A homeowner who lives on Nordic track and asked for more signage. LSJ commented there were already a number of signs on the track. RP says they do best to monitor compliance with the signage when observed by groomers, but The Raven does not have the resources to enforce.

C. Recognition

George Resseguie (GR)

GR recognized Cindy Gordon for three and a half years of service on the board.

GR recognized John Ahlquist for more than 23 years of service to ENPHA, first as president of the HOA when we were just 293 properties and then forming a property management company and acting as compliance manager through the end of 2018. John joked that his involvement started with a phone call from John Taylor asking him to join the board. Although he agreed, he immediately got caller ID.

D. Affirmation of 2019 Annual Meeting

George Resseguie (GR)

JC moved to affirm the 2019 annual meeting. Len Shipman seconded and the motion passed by voice.

E. Adjournment

George Resseguie (GR)

GR adjourned the meeting at 3:20 PM

Respectfully Submitted,
Judy Camp, Treasurer