

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
May 13, 2021 - Board Meeting Minutes

Board Members Present: George Resseguie (GR), President; Mike McAntee (MM), Vice President; Paul Camillo (PC), Building and Grounds and DRC Co-Chair; Ty Drake (TD), Environmental; Sandy Mesinger (SM), Treasurer; Julie Chichlowski (JC), Secretary.

Summit Resort Group (SRG): Kelly Schneweis (KS)

Jolene Reddell, CPA, Stuhr & Associates, LLC

Judy Camp, ENPHA resident and former Treasurer

Call to Order

GR called the meeting to order at 3:00 PM via Zoom

Agenda Review: No changes

Proxy: Kathleen Branch (KB), Environmental to TD

Compliance - KS

Compliance issues included hammocks, trash bins, outdoor speakers, and slash piles. Owners have been notified of all compliance items. Kayak storage at Silver Trout is pending further discussion. KS to note any utility boxes in disrepair during her rounds through the neighborhood.

Motion by MM to approve a fine of \$100 to 145 Highline Crossing for trash bin repeat violation. Seconded by GR. Motion approved unanimously.

Tree Cutting Violation - GR/MM

GR and PC to walk property at 1724 Red Hawk Rd. to assess trees that were cut down along the golf course.

Treasurer's Report - SM

2020 Year End and 990 Report

Jolene Reddell, CPA, presented the Balance Sheet, Revenues, Expenses, Changes in fund balances, Cash Flows, and associated notes in a format compliant with GAAP. All financials are consistent with the previously posted reports, and the new reports will supersede what was previously posted on the website.

2021 April YTD Results

Income consisted of annual dues totaling \$162,600 billed in January to 813 properties. Noxious Weed Spraying fees totaled \$15,650 through April representing approximately 380 properties. Discounts for early payment totaling \$1,870 brings the net income for this program to \$13,780. Cell Tower Revenue

went up \$44 with a new monthly payment of \$1,519. Recovery of Unpaid Dues and Fees increased to \$1,752.

Collections

As of April 30, accounts receivable totaled \$800 with 4 home owners delinquent on 2021 dues. \$900 has also been billed as late fees to these owners in addition to the dues. During April, the Chancellor Receivable was paid in full in the amount of \$4,774 which includes dues, late fees, and interest all incurred since 2019. The one remaining Accounts Receivable Prior Years is from the William Hunt Living Trust and totals \$2,093 which includes dues, late fees, and interest since 2020. A certified letter with the latest invoice was sent May 5th. Past due accounts are billed monthly including late fees, interest, and legal costs as appropriate.

Expenses

Accounting and Tax Preparation totaling \$3,055 was paid to Stuhr and Associates, LLC. Compliance by Summit Resort Group increased by \$30 per month starting in January.

April Financials - DRC

DRC review fees collected for 4 months totaled \$33,250, representing 63% of the projection for the year. Corresponding architect review fees are maintaining the ratio estimated per the 2021 budget. TD received a \$300 Ravens Gift Card as a thank you for re-working the DRC review guidelines.

New Banking Strategy

In an effort to establish insured deposits, SM has proposed opening new accounts at Alpine Bank (DRC) and Bank of the West (ENPHA) in addition to the 1st Bank accounts. This approach ensures that all accounts are FDIC insured.

Motion by MM to adopt the aforementioned banking strategy to establish FDIC-insured accounts. Seconded by TD. Motion approved unanimously.

201 Kestrel Owner Request

The owner has requested that the ENPHA Board reduce late fees and interest totaling \$3,200 to \$2,500.

Motion by GR to deny the request to reduce the \$3,200 assessed late fees and interest to \$2,500. Seconded by TD. Motion approved unanimously.

PO Box Project Update - GR

The Board discussed the establishment of a satellite post office in ENPHA via the installation of modular PO boxes. The Post Office requires that all owners have a box. It is estimated that 50 cluster boxes at a cost of \$100k would be needed to serve the 813 properties. GR to meet with the Dillon Post Master to further discuss requirements for ENPHA.

Town of Silverthorne (TOS) Update - GR

No update

Update By-Laws - MM

MM has combined parts of 10 documents, incorporating the ENPHA Responsible Governance policies and financial rules into a new set of ENPHA By-laws. Board members to review and provide comments by June 1.

Environmental Weeds - KB

No update

Environmental Trees and Trails - TD

Trails:

Snow is still present on most of the trail west of ENPHA. There is a very large tree (~20" diameter) across the trail west of Currant Way on USFS path. The annual trails work day is planned for June 19.

Trees:

No update

Hazardous Fuels Reduction:

KB met with the local USFS Ranger to walk the property above Two Cabins. The Ranger has subsequently provided a statement of work for the 7 acre treatment area. TD submitted the application for a Summit County grant; expect notification in June.

Raven Entrance Project - TD

No Update

Building and Grounds - PC

South Entrance

The above ground irrigation water line with back-flow, water meter and pressure valve was completed and pressure tested. Next steps include forming and pouring a concrete pad and then building a cover for the above ground irrigation system.

Neils Luncesford has started the spring maintenance of the south entrance and will activate the irrigation system later this month. Flowers will be installed in the median and the flower pots closer to Father's Day. The daffodils on the north side of the entrance have begun to bloom nicely so far this spring. Many thanks to the volunteers who have planted new bulbs the past few years. The south side of the entrance is a couple of weeks away from blooming due to the lack of sun.

Community Center

It appears that strong winds downed one of the log parking lot light poles due to rot at the ground section of the pole. Replacing it with a metal pole will be investigated.

The irrigation system for the CC will be activated later this month. All 4 flower pots are scheduled to be planted this year.

Motion by MM to open the CC and Pavilion for reservations starting June 1, 2021, with the caveat that all CDC, state, and local COVID-19 guidelines are followed. Seconded by SM. Motion approved unanimously.

DRC - PC

May Projects Report

The Committee met May 4th and reviewed 3 Minor Modifications (all landscape projects), and 3 new home Concept submittals (2 in Three Peaks and 1 in Eagles Nest). Final approval and notice to proceed were given to 2 projects.

There was 1 new start and 0 final inspections. There are 22 new home projects and 6 modifications under construction at this time.

Sub-associations - GR

Osprey Landing Status/PUD (Planned Urban Development)

The Osprey Landing PUD was conditionally approved by TOS.

2021 Grant Awards

Grant requests have been received from 7 sub-associations. Proposal was made to award 60% of grant requests to allocate the funds equally. Requests less than \$1,000 would receive their full request. This proposal results in awarding \$1,055 more than the \$9,000 budget. Sub-associations are required to receive DRC approval prior to the commencement of any project.

Motion by TD to fund all grant request greater than \$1,000 at 60%; projects less than or equal to \$1,000 would be funded at 100%. Seconded by SM. Motion approved unanimously.

Website Updates - JC

The Community Center re-open date of June 1, 2021 will be added to the Home page. SM to obtain scope and estimate to archive financial reports.

June Newsletter/Email blast - TD

Email blast will go out next week regarding CC re-opening and the June 19 Trails work day.

Executive Session - not needed

Adjourn

GR adjourned the meeting at 5:04 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary