

# EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

P.O. Box 24419  
Silverthorne, CO 80497

February 3, 2025

To: Eagles Nest Property Owners

The Eagles Nest Property Homeowners Association (ENPHA) Annual Meeting will be held on Saturday, March 8<sup>th</sup> from 3 PM to 4 PM at the Raven Golf Clubhouse. The meeting will be followed by a Social Hour from 4 PM to 5 PM.

Meeting Quorum – ENPHA has 834 properties (about 770 owners). Owners in good standing are entitled to notice of and the right to vote at the Annual Meeting. A meeting quorum requires 167 properties (20% of 834) to be represented to conduct the Annual Meeting and transact any business that may arise during the meeting. Ownership records are as recorded in the Summit County Assessor's office.

Proxies – This mailing includes a Proxy form and a mailing envelope. Please return the form to the ENPHA Bookkeeper not later than February 26<sup>th</sup>. This year, we are asking you to return your Proxy even if you plan to attend the meeting in order for us to estimate the attendance for the Social Event.

Financial Results/Budget – ENPHA ended 2024 in a strong financial position and the 2025 annual dues will continue at \$200 per property. This amount is unchanged since 2015. The Board strives to consistently exercise tight budgetary controls over all costs to maintain strong fiduciary oversight of ENPHA affairs.

Election of Directors – There are two open Director's positions up for election. Ty Drake, and Zachary Kauk wish to stand for re-election. Their bios are on the back of this letter.

Directors Reports – All directors reports will be available electronically on the ENPHA website, [enpha.org](http://enpha.org). The website home page will include a "button" that will link an owner to all Annual Meeting information.

Meeting Attendance – Owners are urged to attend the meeting as a 20% quorum comprised of attendees and proxies is needed to elect Directors and conduct other business. We hope to see you at the Meeting!

By the order of the ENPHA Board of Directors  
Linda St. John, Board President

EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION  
P.O. BOX 24419  
SILVERTHORNE, CO 80497-24419  
[www.enpha.org](http://www.enpha.org)

**ANNUAL MEETING AGENDA**

**MARCH 8, 2025**

**3:00 PM**

**THE RAVEN GOLF CLUBHOUSE**

WELCOME

Call to Order	Linda St. John
Introduction of Directors	
Validation of a Quorum	Julie Chichlowski

2025 ANNUAL BUDGET REVIEW

Treasurer's Report	Zachary Kauk
Affirmation of the 2025 Budget	Linda St. John

ELECTION OF DIRECTORS

Election Results	Julie Chichlowski
Affirmation of the Election of Directors	Linda St. John

DIRECTORS REPORTS

Building and Grounds	Paul Camillo
Design Review Committee	Paul Camillo
Environmental – Trees/Trails	Ty Drake
Environmental – Weeds	Kathleen Branch
Compliance	Kelly Schneweis

COMMENTS

Raven's Update	G.M. Xander Hoskins
Owners Comments and Questions	

ADJOURNMENT

Invitation to stay for the social hour	Linda St. John
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**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**Annual Meeting March 16, 2024**  
**Meeting Minutes**

**Property Owners Present: 62**

**Proxies: 197**

**Total Properties Represented: 259**

**Quorum: 20% of 834 properties = 167 properties**

**Board Members Present:** Linda St. John (LSJ), President, DRC Co-chair; Mike Dambeck (MD), Treasurer; Ty Drake (TD), Environmental; Kathleen Branch (KB), Environmental; Paul Camillo (PC), Vice President, DRC Co-chair, Grounds; Zach Kauk (ZK), Building; Julie Chichlowski (JC), Secretary

## **I. Welcome**

LSJ called the meeting to order at 3:07 PM. JC confirmed the quorum with 259 properties represented. LSJ introduced the Board members and their roles. She reviewed the agenda and the general flow of the meeting. Approximately 92 people attended the meeting and the social.

## **II. 2024 Annual Budget - DM**

### **Annual Disclosure**

In accordance with state law and ENPHA Responsible Governance Policies, certain information including financial statements, governing documents, meeting minutes and insurance policies are available to all property owners on the ENPHA website at [www.enpha.org](http://www.enpha.org).

We had another successful year ending in December 2023 in a positive financial position with a recovery of some past due HOA dues and some lower maintenance expenses. Several noted highlights include awarded sub association grants of \$7,629; fire mitigation (Two Cabins project) was discontinued; xeriscaping and irrigation systems replacements are on tap from 2024 from reserves.

### **2024 Annual Budget**

The Board of Directors approved the budgets for Eagles Nest Property Homeowners Association (ENPHA) and the Design Review Committee (DRC) at their meeting on November 16, 2023. The 2024 budget information was made available to all owners on the ENPHA website along with all Director reports.

The ENPHA budget provides for the general operations of the association including common property maintenance and general and administrative expenses. The DRC budget provides for design review for both new construction and as well as modifications to existing homes.

Budget highlights include:

## ENPHA

- ENPHA Budgeted Revenue for 2024 totals \$226,494 and includes the new Fish Hawk community
- Dues remain at \$200 per property per year with no increase since 2015.
  - \$170 of the dues are allocated for operations
  - \$30 for Capital and deferred maintenance
- Revenue also includes Verizon cell tower rental, the Noxious Weed Control Program, Community Center rental, and recovery of unpaid dues and fees.
- The 2024 budget for Property Expenses is \$131,437 which is higher than the 2023 budget due to an inflation increase in landscaping, maintenance, legal and utility costs.
- The 2024 budget for General and Administrative Expenses is \$88,840 which is 6% higher also due to inflation costs

The Reserve fund balance at the beginning of 2023 was \$288,136. The purpose of the Reserve fund is to protect against fluctuations in revenue or expenses and to assure ENPHA has sufficient resources to maintain and enhance our assets and common areas. The allocation of the Reserve fund includes:

- \$157,384 for Capital and Deferred Maintenance
- \$76,035 for legal contingencies
- \$1,774 to cover expenses over revenue from the Noxious Weed Control Program
- \$12,500 to cover the insurance deductible
- An operating contingency of \$40,443 per our budget philosophy, which targets 10% to 25% of annual revenue to fund any annual cash deficit.

In 2023 we did not tap the reserve funds.

### Design Review Committee (DRC)

The 2024 budget is similar to the 2023 budget. The projected DRC Reserve of \$56.1k at year end is to protect against fluctuations in revenue or expenses year to year and to cover any legal issues that might arise.

**Motion by MD to affirm the 2024 Operating budgets as presented. Second by Steve Hirsch.  
Motion approved.**

### **III. Election of Directors - LSJ**

There were 2 candidates presented for the 2 open Director positions. Nominations were opened to the floor. Hearing none,

**Motion by Jan Shipman to close nominations. Seconded by Mike McAntee. Motion approved.**

**Motion by Mike McAntee to affirm the election of Linda St. John and Kathleen Branch to the Board for 3 year terms. Seconded by Brian Atlas. Motion approved.**

#### **IV. Directors Report Highlights (full reports can be found at [www.enpha.org](http://www.enpha.org))**

**Compliance** (PC for Kelly Schneweis, ENPHA Compliance Manager): The top Compliance issues include Trash cans/ recycling bins –Trash cans cannot be visible from neighboring property; Signs – only one For sale or construction sign; maximum face area is 2 square feet; Trailers – (Temporary Structures) no mobile home, campers, truck toppers, trailers, tent, or similar facility shall be kept on any private area at any time; and RV's/Campers – RV's and campers are not permitted however there is a grace period of 48 hours to load and unload. Please contact Kelly at [kschneweis@srgsummit.com](mailto:kschneweis@srgsummit.com) for any compliance concerns or questions.

**Building & Grounds** (ZK and PC): Highlights for 2023 include the installation of new solar panels for the security cameras at the community center and the selection of a contractor for resurfacing the Community Center drive and lot (planned for Spring 2024). We will be entertaining proposals for xeriscaping the south entrance in anticipation of evolving water usage/guidance.

The Annual Work day is planned for June 15, 2024. We will be working on the trails and planting the flowers at the Community Center and the Raven Entrance. Lunch and beverages will be provided.

**Design Review Committee** (PC): During this past year the DRC has seen a 50% drop in applications for new home construction compared to a record year in 2021. Some reduction is due to rising prices and lack of available lots. At present in the HOA, there are approximately 37 vacant lots, 10 of which are owned by the property owners next door. Currently 19 homes are under construction, of which 5 should be completed by early summer; 3 of these homes are Spec homes for sale by the builders. Unfortunately, 1 home under construction was destroyed by fire.

**Environmental - Weeds** (KB): Noxious weeds in the high alpine environment continue to be a challenge. All homeowners within ENPHA received the fee for the noxious weed spraying program in their 2024 Annual Dues assessment (no change from last year). The weed spraying program that ENPHA is offering is voluntary. Should you choose to opt out, please let us know your plans for weed remediation on your property. Spraying will be identified with signs and flags.

**Environmental - Trees & Trails** (TD): – The County plans to continue its chipping program in 2024. For more information on dates and type of slash that is allowed, please visit the county's website at <https://www.summitcountyco.gov/885/Chipping-Program>. As a reminder, your slash/chipping piles may only be placed on the street 2 weeks prior to the week of your scheduled pick-up.

When hiking please notify [tdenpha@gmail.com](mailto:tdenpha@gmail.com) with trail concerns. A trail map for our community can be found on our website under the Homeowners tab. The Town of Silverthorne continues to emphasize dead tree removal, so please contact the board if you identify any trees that are dead and pose a hazard, whether standing or fallen.

The Nordic program has enjoyed another successful season. The Raven shut down operations on the North course (Back 9) as of March 11 to begin spring preparations for the golf season.

## **V. Owners Comments and Questions**

### Comments:

- A ground breaking ceremony for the new Silverthorne fire station is planned for April 10, 2024, weather permitting.
- An Owner informed attendees of recent USPS changes regarding the way that letters and packages need to be addressed. Denver has a new sorting system. Please contact the Silverthorne post office to ensure you understand the correct way to label your packages.
- Clarification on rules regarding dogs on leash:
  - ENPHA Declaration: “under restraint” while in ENPHA common areas
  - Town of Silverthorne: on a leash no longer than 8' at all times.
  - Summit County (unincorporated) : most areas “Immediate Control” which means that the pet must be under control and within 10' of person competent to control and restrain pet.
  - US Forest: under control (voice or leash) except in designated Wilderness Areas which require all dogs to be leashed.
- Please remember to clean up after your pet.
- A dead tree at the red gate off of Middle Park Ct. was noted. TD to determine who has jurisdiction and follow up.
- Literature regarding the Noxious Weed Program was provided by a homeowner. Some of the information in the handout does not accurately describe the current program, and correct information can be found at [www.enpha.org](http://www.enpha.org) - Homeowners tab. Contact Kathleen Branch at [kathleenENPHA@gmail.com](mailto:kathleenENPHA@gmail.com) for questions and additional details concerning the program.

### Q&A:

1. Question: What is the status of the 3 Peaks Arch?

*Answer: We will ensure that the new Ravens GM is aware of the inspection results previously submitted to Escalante.*

### Follow up item:

1. Investigate dead tree at Red Gate; remove during work day if HOA property.

## **VI. Recognition of George Resseguie**

The Board and owners recognized George for his 17 years of serving on the HOA Board as secretary, treasurer, and president. Thank you George!

**VII. Adjournment**

**Motion by Mike Dambeck to adjourn the meeting. Second by Cindy Gordon. Meeting adjourned by LSJ at 4:00 PM.**

Respectfully submitted,  
Julie Chichlowski, ENPHA Secretary

**Eagles Nest Property Homeowners Association (ENPHA)  
ENPHA Design Review Committee**

**2024 Financial Narrative**

We ended 2024 in a positive financial position with \$539,201 in total cash (ENPHA+DRC). Our liabilities against this cash position are primarily \$113,500 in compliance deposits and future expenditures to maintain the clubhouse and common grounds throughout the community.

For 2024, we took the opportunity to make several improvements to the clubhouse and surrounding property and spent significantly more than the average of previous years on this asset. Because of these improvements in addition to mostly normal expenses in other categories, our deficiency (revenue less expenses) was \$(43,471) versus a surplus of \$20,144 for 2023.

**Key Income (ENPHA + DRC)**

We're pleased to announce that all homeowners are current with their 2024 HOA dues! Our primary source of income is our annual dues. However, this income is supplemented with a few other income items including design review fees, interest on our accounts, and a lease on HOA property for a cellular antenna. Key income includes:

- \$166,400 Annual dues
- \$9,611 Design & Review Fees
- \$22,468 Homeowner participation in noxious weed program
- \$19,779 Lease income from cellular tower
- \$400 Rental Income – Community Center
- \$14,036 Interest income

**Key Expenditures (Accomplishments):**

- \$40,743 for Community Center Improvements – including:
  - Parking lot sealing & striping
  - New community center decking
  - New community center interior lights
  - Refurbishment of community center refuse house
  - Railing and other painting of community center
- \$28,046 Noxious weed spraying (HOA Owned property + Homeowners)
- \$10,686 Holiday decorations and entrance lighting
- \$10,331 for Sub-Association Grants
- \$7,084 for Irrigation Conversion



**Eagles Nest Property Homeowners Association (ENPHA)  
ENPHA Design Review Committee**

**2025 Financial Narrative**

For 2025, we plan to be close to cash flow neutral with the exception of compliance deposit refunds, and we will end the year with roughly \$539,000 cash less net compliance deposit refunds (max \$113,500).

**Key Revenue**

- \$166,400 Annual dues
- \$28,065 Homeowner participation in noxious weed program
- \$20,368 Lease income from cellular tower
- \$10,000 Interest income
- \$400 Other Income
- **\$225,233 Total Revenue**

**Key Expenses**

- \$59,946 South & Middle Entrances
- \$35,930 Open Space & Environmental
- \$30,543 Community Center and Common Areas
- \$86,750 General & Administrative
- **\$213,169 Total Operating Expenses**
- \$12,500 New Grill & Heaters
- **\$225,669 Total Operating Plus Capital (reserve) Expenses**

**Reserves Outlook/Perspective**

Although we have been adding to our reserves in most years prior to 2024, we have experienced significant inflationary pressure on everything from insurance to water bills. Because of this, we expect that 2025 will become a more typical year where our normal operating expenses will consume most of our revenue and any significant projects will deplete our reserves. Having said that, we believe that because of our substantial reserves, our current dues level can be maintained for some years to come.

The key risk to this outlook is government regulations that may include things such as a requirement to replace grass at our entrance and clubhouse with landscaping that reduces water consumption. Although we are starting to reserve for this possibility, the cost could be high enough that it will significantly impact our reserves.

We are also seeing changes in Colorado state requirements for HOA reporting and compliance that will drive increased legal, accounting, and other costs. Although these changes are intended to improve HOA transparency and accountability, they will drive increased costs and potentially increased risk of litigation.

# EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

## 2025 ENPHA OPERATING BUDGET

2024 Budget    2024 Actual    2025 Budget

<b>REVENUE</b>				
3010	Income from Dues - Operating	\$ 141,440	\$ 141,440	\$ 154,336
3020	Income from Dues - Capital Reserves	\$ 24,960	\$ 24,960	\$ 12,064
3040	Community Center Rentals	\$ 1,200	\$ 400	\$ 400
3110	Noxious Weed Spraying Fees	\$ 29,051	\$ 16,915	\$ 17,188
3111	Noxious Weed Discount	\$ -	\$ (1,690)	\$ -
3112	Noxious Weed - Sub Assn	\$ -	\$ 7,238	\$ 10,877
3130	Rental Income Cell Tower Rental	\$ 19,343	\$ 19,779	\$ 20,368
3250	Other Income/Recovery of unpaid dues & fees	\$ 4,500	\$ (5,461)	\$ -
3300	Other Income - fees/grants	\$ -	\$ 400	\$ -
3301	Special Assessments & Related Fees	\$ -	\$ 50	\$ -
3310	Interest Income	\$ 6,000	\$ 9,517	\$ 10,000
<b>TOTAL REVENUE</b>		<b>\$ 226,494</b>	<b>\$ 213,548</b>	<b>\$ 225,233</b>

<b>EXPENSES</b>				
<b>South and Middle Entrances</b>				
5150	Mowing & Turf Maintenance	\$ 7,908	\$ 7,908	\$ 8,403
5151	General Maintenance	\$ 12,962	\$ 13,723	\$ 15,266
5152	Island Planting & Maintenance	\$ 8,955	\$ 8,778	\$ 9,808
5153	Custom Pots & Plants	\$ 2,389	\$ 2,389	\$ 2,400
5160	Irrigation and Maintenance	\$ 2,409	\$ 5,118	\$ 2,094
5170	Electricity	\$ 450	\$ 536	\$ 600
5183	Holiday Decorations	\$ 13,000	\$ 10,686	\$ 12,000
5190	Water	\$ 4,000	\$ 5,533	\$ 4,500
5191	Misc. Maintenance	\$ 1,560	\$ -	\$ 1,500
5200	Ravens Entrance	\$ 2,862	\$ 3,658	\$ 3,375
<b>Subtotal South &amp; Raven Entrances</b>		<b>\$ 56,495</b>	<b>\$ 58,328</b>	<b>\$ 59,946</b>
<b>Open Space &amp; Environmental</b>				
5400	Tree Removal/Fire Mitigation	\$ 4,000	\$ 1,505	\$ 2,500
5430	ENPHA Tree Spraying/Feeding	\$ 1,928	\$ 1,928	\$ 3,605
5450	Tree Replant	\$ -	\$ -	\$ -

# EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

## 2025 ENPHA OPERATING BUDGET

	2024 Budget	2024 Actual	2025 Budget
5480 Noxious Weed Control - Signage	\$ 1,217	\$ 1,146	\$ 1,260
5490 Noxious Weed Control Program ENPHA	\$ 18,951	\$ 17,352	\$ 17,188
5491 Noxious Weed Spraying Sub Assn	\$ 10,000	\$ 9,549	\$ 10,877
5510 Two Cabins Preservation	\$ -	\$ -	\$ -
5520 Noxious Weed Control Fire Mitigated Area	\$ -	\$ -	\$ -
5600 Open Space and Trail Maintenance	\$ 500		\$ 500
<b>Subtotal Open Space and Environmental</b>	<b>\$ 36,596</b>	<b>\$ 31,479</b>	<b>\$ 35,930</b>

### Community Center/Common Areas

5300 Dumpster Rental	\$ 900	\$ 1,764	\$ 1,000
5310 Mowing & Grounds	\$ 8,731	\$ 8,731	\$ 5,963
5311 Irrigation Repair/Maintenance	\$ 1,392	\$ 1,559	\$ 1,300
5312 Custom Pots & Planters	\$ 640	\$ 44	\$ 3,980
5320 Water & Sewer	\$ 1,800	\$ 2,028	\$ 1,800
5330 Electricity & Gas	\$ 2,000	\$ 1,686	\$ 1,500
5340 Snow Removal	\$ 3,500	\$ 3,050	\$ 3,500
5350 Other Bldg./Parking Lot Maintenance	\$ 10,500	\$ 30,789	\$ 1,500
5360 Exterior Building Improvements	\$ 5,000	\$ -	\$ 5,000
5370 Pavilion Maintenance	\$ 1,500	\$ 133	\$ 2,500
5380 Security Cameras	\$ 2,500	\$ 2,658	\$ 2,500
<b>Subtotal CC/Common Areas</b>	<b>\$ 38,463</b>	<b>\$ 52,441</b>	<b>\$ 30,543</b>

<b>TOTAL PROPERTY EXPENSES</b>	<b>\$ 131,554</b>	<b>\$ 142,248</b>	<b>\$ 126,419</b>
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### General & Administrative Expenses

5710 Insurance	\$ 15,700	\$ 15,159	\$ 16,000
5720 Bookkeeping	\$ 12,800	\$ 11,000	\$ 12,800
5730 Legal	\$ 5,000	\$ 839	\$ 3,000
5740 Accounting & Tax Preparation	\$ 3,200	\$ 3,050	\$ 4,000
5750 Dues Collection Costs	\$ 5,500	\$ 5,576	\$ 5,500
5760 Database Management	\$ 1,200	\$ 1,200	\$ 1,200
5770 Transfer Fees	\$ 200	\$ 40	\$ 200

# EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

## 2025 ENPHA OPERATING BUDGET

	2024 Budget	2024 Actual	2025 Budget
5790 Withholding taxes on CD's	\$ -	\$ 2	\$ -
5820 Annual Meeting	\$ 7,000	\$ 5,982	\$ 7,000
5830 Awards & Recognition	\$ 3,000	\$ 446	\$ 3,000
5840 Newsletter and E-Blasts	\$ 450	\$ 440	\$ 400
5850 Sub-Association Grants	\$ 12,000	\$ 10,331	\$ 12,000
5851 Other Events and Meetings	\$ 5,000	\$ 1,882	\$ 3,000
5852 Community Center Reservations	\$ 750	\$ 515	\$ 500
5860 Office Supplies & Expenses	\$ 500	\$ 512	\$ 550
5870 Computer & Web Expenses	\$ 2,200	\$ 1,659	\$ 2,000
5900 Independent Contractor	\$ 15,840	\$ 14,400	\$ 15,600
5910 Expenses shared w/ DRC	\$ (1,500)	\$ (2,000)	\$ -
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$ 88,840</b>	<b>\$ 71,033</b>	<b>\$ 86,750</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 220,394</b>	<b>\$ 213,280</b>	<b>\$ 213,169</b>
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Total Revenue	\$ 226,494	\$ 213,548	\$ 225,233
Reserve Allocation	\$ (24,960)	\$ (24,960)	\$ (12,064)
Revenue available for operating expenses	\$ 201,534	\$ 188,588	\$ 213,169
Total Operating Expenses	\$ (220,394)	\$ (213,280)	\$ (213,169)
<b>Operating budget excess (shortfall)</b>	<b>\$ (18,860)</b>	<b>\$ (24,692)</b>	<b>\$ 0</b>

### Cash Flow Analysis

Operating budget excess (shortfall)	\$ (18,860)	\$ (24,692)	\$ 0
Add back capital reserve deposit	\$ 24,960	\$ 24,960	\$ 12,064
Capital Projects		\$ (17,038)	\$ (12,500)
<b>TOTAL CASH FLOW</b>	<b>\$ 6,100</b>	<b>\$ (16,770)</b>	<b>\$ (436)</b>

<b>ENPHA RESERVES ENDING BALANCE</b>	<b>\$ 333,351</b>	<b>\$ 332,915</b>
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# EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

## 2025 DRC OPERATING BUDGET

2024 Budget   2024 Actual   2025 Budget

<b>REVENUE</b>					
5100	DRC Review Fees	\$	15,362	\$ 9,611	4,500
5130	Fines	\$	-	\$ -	0
5400	Interest Income	\$	800	\$ 4,238	1,200
<b>TOTAL REVENUE</b>		<b>\$</b>	<b>16,162</b>	<b>\$ 13,849</b>	<b>\$ 5,700</b>

<b>EXPENSES</b>					
<b>General &amp; Administrative</b>					
5060	Independent Contractor Fees	\$	250	\$ -	\$ -
5070	Architect review fees	\$	8,612	\$ 7,225	\$ 3,000
5450	Office supplies & expenses	\$	-	\$ 131	\$ 400
5730	Legal Fees	\$	1,500	\$ -	\$ 500
5740	Bookkeeping services	\$	1,800	\$ 1,800	\$ 1,800
5750	letters of good standing	\$	2,000	\$ -	\$ -
5900	G & A expenses shared/ENPHA	\$	2,000	\$ 2,000	\$ -
<b>Subtotal General &amp; Administrative Expenses</b>		<b>\$</b>	<b>16,162</b>	<b>\$ 11,156</b>	<b>\$ 5,700</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$</b>	<b>16,162</b>	<b>\$ 11,156</b>	<b>\$ 5,700</b>

<b>DRC RESERVE BALANCES</b>					
Designated for Reserves		\$	61,427	\$	61,427
Current Excess (deficiency)		\$	2,693	\$	2,693
<b>DRC RESERVES ENDING BALANCE</b>		<b>\$</b>	<b>64,120</b>	<b>\$</b>	<b>64,120</b>

**ENPHA 2025 Design Review Committee Report**  
**Submitted by Linda St. John & Paul Camillo**

This past year 2024 there were 8 new homes under construction plus 3 new homes that started which included the house on Golden Eagle that burned to the ground. There were 6 new homes completed leaving 5 new homes currently under construction.

At the beginning of this past year there were 2 major modifications (remodels /additions) under construction with one new modification under construction and 2 major modifications approved to start.

These numbers are far from the 30 plus homes we have had under construction at one time in the past due to the lack of available lots and the cost of building. At this time there are 32 vacant lots in all of Eagles Nest. Approximately 10 of these were purchased by the owner next door.

## **ENPHA 2025 Noxious Weed Report**

**Submitted by Kathleen Branch**

Noxious weeds in the high alpine environment continue to be a challenge. All homeowners within ENPHA received the fee for the noxious weed spraying program in their 2024 Annual Dues assessment. The price has been maintained from last year, and is a fraction of the cost compared to a homeowner contracting directly with Neils Lunceford (NL) for this service.

NL has assured us that the products they use are pet and human friendly and can be walked on after 24 hours of application. Here is a list of the products by application used:

NOXIOUS WEEDS: Hardball Telar Milestone

WEED & GRASS KILLER: Ranger Pro Sure Guard

The weed spraying program ENPHA is offering is voluntary. Should you choose to opt out, please let us know your plans for weed remediation on your property.

Spraying will be identified with signs and flags. Last minute changes on locations may occur due to wind, rain or other atmospheric conditions. Since we have large areas with multiple subdivisions and open space, we appreciate your consideration in this matter.

Even though we aggressively work to remediate noxious weeds, sometimes they seem to endure after the spraying process. If you are out on a hike enjoying our wonderful trails and nature, please consider carrying a plastic bag and if you see a noxious weed, clip the head, place in plastic bag so it doesn't go to seed, and dispose of the bag in a trash container.

We are also going to have a voluntary educational series for those interested - FREE to participants.

We look forward to your participation in this program!

**ENPHA 2025 Building and Grounds Report**  
**Submitted by Paul Camillo**

Grounds contractor Neils Lunceford continues to do an outstanding job on maintaining the South Golden Eagle entrance. The Raven entrance is maintained by Building and Grounds volunteers.

Christmas lighting contractor Evolution Holiday Lighting did an excellent job in providing the lights at the South and Raven entrances. This year we added extra tree wraps of lighting that gave a spectacular presentation. Many compliments were received and the lights were enjoyed by many.

This past year the Community Center saw a flurry of repairs which included replacing the decking material at the Center. The storage/dumpster building had the exterior siding replaced also. The driveway and parking lot were crack filled and seal coated. The wooden railing along the handicap walkway and to the playground was sanded and repainted.

The Community Center usage has leveled out as compared to the previous year. The community center is available to any Eagles Nest Homeowner to rent for parties or events. Please see the [enpha.org](http://enpha.org) website for booking options. This is a great facility and has numerous options available at a very reasonable fee.

Stay tuned for the Annual Work day date. We will be working on the trails and planting the flowers at the Community Center and the Raven Entrance. Lunch and beverages will be provided. More details to come.





**ENPHA 2025 Environmental - Trees and Trails Report**  
**Submitted by Ty Drake**

**Trees** – No projects in regards to planting, spraying or treating trees were addressed in 2024.

**Chipping** – No information has been posted about the Summit County chipping program for 2025. For more information on dates and type of slash that is allowed, please visit the county's website at <https://www.summitcountycolorado.gov/885/Chipping-Program>. As a reminder, your slash/chipping piles may only be placed on the street **2 weeks prior** to the week of your scheduled pick-up. Independent of the county's chipping program, owner's are responsible to maintain their property for defensible space.

**Trails** – We had a great turn-out for our annual work-day in 2024. Thank you to all the volunteers. Pending the release of the Summit County chipping program schedule, we will host another work-day this year on Saturday, June 21st and will continue our focus on the HOA open spaces. This is a volunteer activity and it can be strenuous, but we will provide lunch. More information to follow in the spring.

When hiking please notify [tdenpha@gmail.com](mailto:tdenpha@gmail.com) with trail concerns. A trail map for our community can be found on our website under the Homeowners tab.

**Wildfire Preparedness** – The Town of Silverthorne continues to emphasize dead tree removal, so please contact the board if you identify any trees that are dead and pose a hazard, whether standing or fallen.

**ENPHA 2025 Compliance Report**  
**Submitted by Kelly Schneweis**

Thanks to ALL owners for the **excellent job** at being Compliant.

The top Compliance issues:

1. **Trash cans/ recycling bins** –Trash cans cannot be visible from neighboring property.
  - Town Code Ordinance 2022-17 – aims to minimize opportunities for wildlife to access garbage in town.
  - Trash should be put out day of pick up and return to garage same day.
2. **Signs** – only one for sale or construction sign; maximum face area is 2 square feet
3. **Trailers** – (Temporary Structures) no mobile home, campers, truck toppers, trailers, tent, or similar facility shall be kept on any private area at any time.
4. **RV's/Campers** – RV's and campers are not permitted however, there is a courtesy grace period of 48 hours to load and unload. Please notify [kschneweis@srgsummit.com](mailto:kschneweis@srgsummit.com) before bringing RV.

Compliance Manager Process:

1. Drive the neighborhood **2 times per month for HOA compliance.**
2. Notice a violation and **Take Photo** – date/ time/ property address
3. Contact the Homeowner by **Email violation notice.**
4. **Follow up inspection** to see if violation has cleared.
5. **Report** to the Board at monthly meetings of all violations.

**\*Reminder to please have dead, diseased and beetle-infested trees removed from your property.** - Both ENPHA Decs and Covenants and the Town of Silverthorne Code require fire hazards to be removed timely.

How Owners can help:

1. Owner Contact Information needs to be current with Peggy Long – phone, email, mailing address.
2. Get familiar with the Core documents on **ENPHA.ORG** website and Town of Silverthorne Code.
3. Notify me if you have a trailer ahead of time. ENPHA generally gives 48 hours courtesy to load and unload only.
4. If reporting a covenant violation, please include - photo, date & time, and property address.

Thanks again for your commitment to ENPHA Compliance!

**Kelly Schneweis**

Summit Resort Group - Property Administrator, CMCA, AMS

Compliance Manager – ENPHA

970-455-1514

[kschneweis@srgsummit.com](mailto:kschneweis@srgsummit.com)

## **Eagles Nest Property Homeowners Association**

### **Candidates for Election to the Board of Directors**

#### ELECTION OF DIRECTORS

For the 2025 Annual Meeting, 2 Director's positions are open for election. Terms will expire in 2028.

Members' information follows:

#### Ty Drake (re-election)

Ty and his family moved to the Eagle's Nest neighborhood in August 2017 and are full-time residents. He retired from the US Air Force in 2009 and then worked 8 years for NATO in The Netherlands as a flight test engineer. He holds a B.S. and M.S. in aerospace engineering and has worked in software, nuclear, space and aircraft programs.

Ty has been an Environmental Director on the ENPHA HOA Board since 2019. In addition to working trails and trees, he is responsible for our Nordic Program at The Raven, the neighborhood newsletters and any updates to our core documentation. He and his wife Beverly are members at the The Raven Golf Club and enjoy paddle boarding, skiing, camping, traveling and anything else that keeps them outdoors.

#### Zach Kauk (re-election)

Zach grew up in Western Kansas and has recreated in Summit County since 1977. He retired from Caterpillar Inc after 30 years of designing and developing construction equipment for customers around the world.

After retiring, he and his wife, Kathy, decided to move full-time to Summit County and decided that Silverthorne would be the best location due to its proximity to ski resorts, Denver, and some of the best hiking in the country.

Zach spends most of his time skiing, snowboarding, hiking, and snowmobiling. When he's not recreating, he volunteers with several organizations. In 2024, he was the Chair of the Eagle Summit Wilderness Alliance and the leader of their Sawyer program that works with the USFS to clear trails across the Gore range. He also manages a scholarship fund that is focused on helping less advantaged students achieve a higher education.