

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
September 9, 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; Kathleen Branch (KB), Environmental; Julie Chichlowski (JC), Secretary.

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

ENPHA Residents: Laura Fox, Craig McNeil, Margaret Johnson

Call to Order

GR called the meeting to order at 3:00 PM

Agenda Review: No changes

Proxy: Sandy Mesinger (SM), Treasurer to JC

Compliance - KS

Monthly Report

This month's compliance issues included campers/RV's, trailers, sprinter vans, dead trees, brush pile, realtor sign, contractor sign, trash bins, vehicles parked on grass, and a SUP stored on deck. KS to note any additional sprinter vans for discussion next month. All owners have been notified of compliance items.

Tree cutting violation - GR/MM

The Board has asked the HOA attorney to prepare a counter offer to settle the tree cutting violation at 1724 Red Hawk Rd.

Dead and downed trees - GR/KS

TOS ordinance requires owners to cut down dead trees on their property. GR to view the property in question (1265 and 1325 Golden Eagle) and contact TOS regarding compliance enforcement.

Compliance fines - MM

See By-laws topic below.

Treasurer's Report - SM

2021 August YTD Results

Gross Noxious Weed Spraying actual total Revenue over Expenses is \$217 - revenue of \$16,800 less expenses of \$16,583. All income and expenses are recorded as of August 31 other than Osprey. The costs incurred to spray this sub-association will be billed to them. The Budget had contemplated a loss of \$2,430 for the project, to be offset against the \$4,974 in Weed Program Reserves. Since there was no loss on the project, the Weed Program Reserves could be used for a second spraying as needed.

Billings for Unpaid Dues including late fees, legal fees, and handling fees increased to \$6,113. \$800 was received for Community Center rentals.

Collections

As of August 31st Accounts Receivable for 2021 Annual Dues totaled \$3,232, representing 3 owners who are delinquent in paying their dues from January 1, 2021. The September 1st statements to these owners total \$3,635.

The Accounts Receivable Prior Years is the receivable due from William Hunt Living Trust and totals \$3,423 which includes dues, late fees, and interest since 2020.

Accounts Receivable for the Weed Spraying Program is \$2,756 from sub-associations.

Accounts Payable

Accounts Payable totals \$17,865 which includes \$16,083 payable to Neils Lunceford for the Weed Spraying Program.

Dues Collection Cost increased to \$6,267 which includes current year as well as prior years collection costs for legal and handling fees. The amount is over budget as prior year collection costs were not budgeted.

Expenses

\$5,000 in Account #5400, Tree Removal ENPHA Common Area, is an initial payment to the fire mitigation project vendor.

2022 Proposed Budget Process

October - Account owners are asked to bring forward any items for the 2022 Budget that may require discussion with the Board.

November - Review 1st draft of ENPHA and DRC budgets including capital expenditures and reserves.

December - Approve ENPHA and DRC budgets.

PO Box Project Update - GR

No update. Sub-associations are welcome to pursue PO box modules as is practical.

Town of Silverthorne (TOS) Update - GR

Council meeting - GR

No update.

Nordic Skiing Program - GR/TD

The TOS has contacted the Board and is very interested in continuing another season with a collaborative team representing ENPHA, The Raven, and TOS. More details to follow in October.

Update By-Laws - MM

A final version of the By-laws dated August 31 was discussed. TD is formatting the document. The Fine schedule (Section 11.5) clarifies fines for single and continuing violation of the rules, as well as live tree removal without prior approval from the DRC. Approval of the revised By-laws will be sought at the October Board meeting.

Environmental Weeds - KB

Osprey was sprayed September 9. Additional spraying is planned for Bull Lake Court. The Board discussed an approach to ensure compliance with owners who opted out of the Weed Spraying Program and The Raven for next year's program.

Environmental Trees and Trails - TD

Fire Mitigation Project Status:

The fire mitigation work behind Two Cabins is on track to finish Fall 2021.

Raven Entrance Project - TD

Work continues with the HOA attorney on a landscaping license agreement that doesn't include the arch.

Building and Grounds - PC

South Entrance

With fall approaching shortly, clean up of the flower beds and preparation for the winter months will soon commence. Next year's budget will include pruning and thinning of trees around the entrance. Surface treatment for voles will begin this month and next to minimize winter damage to the flower beds.

The fabricated cover for the ground irrigation backflow and meter was ordered in July, targeting an August installation. It will now likely be mid-September.

Community Center (CC)

A new light pole and light for the parking lot was ordered this past month with a 7 - 9 week projected delivery. The site will be ready for installation when received.

A total of 16 events/meetings were held at the CC last month: HOA - 2, Sub Associations - 4, Non profit - 3, Mahjongg - 5, Paid events - 2.

DRC - PC

The Committee reviewed 1 Minor Modification, 1 Concept for Fish Hawk Landing (an 18-unit development), and 4 Preliminary new home applications. One new home final inspection and 1 minor modification were completed. Answered 15 questions/requests for assorted issues.

No meeting was held in August as there were no applications. Two introductory meetings were held. There were 2 new home starts. Approved Hideaway Townhomes paint, rail and deck board replacement colors. Responded to 23 other assorted issues.

In September the Committee reviewed 1 new home and Fish Hawk Landing Preliminary applications. There is 1 new home start. Since the August report, Committee responded to 16 assorted requests. These requests totaled approximately 35 emails, 15 phone calls, and 6 site visits.

Currently there are 25 homes and 9 modifications under construction. Approximately 7 homes and the last 2 buildings in Silver Trout are expected to be completed by the end of the year. Fish Hawk Landing is in the approval process and has begun work on the infrastructure (water and sewer).

Currently there is 1 concept approval, 5 new homes and Fish Hawk Landing pending final approval .

The Committee hired Mike Shult as the Design Review architect consultant. Mike has been in the county for over 25 years and has designed numerous homes in Eagles Nest.

Sub-associations - GR

No update.

Website Updates - JC

Several changes will be made to improve the functionality of the website. In addition to these changes, several updates will be made to the environmental program page.

October Newsletter/Email blast - TD

No newsletter this month. Next newsletter will go out in November.

Adjourn

GR adjourned the meeting at 5:10 PM.

Respectfully submitted,
Julie Chichlowski, Secretary