

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
June 10, 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; Sandy Mesinger (SM), Treasurer.

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

Call to Order

GR called the meeting to order at 3:00 PM (first in-person meeting since March 2020!)

Agenda Review: No changes

Proxy: Julie Chichlowski (JC), Secretary to GR

Compliance - KS

Neighborhood Surveys

Sixteen compliance issues were reported -- trash cans, tree removal, slash piles, realtor sign, trailers/boats, and misc. junk outside the home. Owners have been notified of all compliance items.

Tree Cutting Violation - GR/MM:

See Executive Session below

Treasurer's Report - SM

2021 May YTD Results

Noxious Weed Spraying fees net income is \$13,7965. Recovery of Unpaid Dues and Fees increased to \$2,083, and represents collection of late fees and interest charged to date.

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Collections

As of May 31st, Accounts Receivable for 2021 Annual Dues totals \$600, representing 3 owners who are delinquent in paying their Dues. The one remaining Accounts Receivable Prior Years is the William Hunt Living Trust and totals \$2,225 which includes dues, late fees, and interest since 2020. The Trust has said they will pay. Late fees in the amount of \$1,400.00 have been billed on the above delinquent accounts. Dues Collection expenses increased by \$1,500 which includes fees for the 4th and 5th round of collection efforts. This cost is offset by the late fees recovered noted above under Revenue. Past due accounts are billed monthly including late fees, interest, and legal costs as appropriate.

Expenses

Irrigation expense for the Golden Eagle South Entrance was \$5,300. There are no material differences between expenses to date compared to the budget.

New Banking Strategy

This Week, MM, SM, and the bookkeeper went to Alpine Bank in Dillon to open a money market account for the DRC. The Signers will include PC, Linda St John, GR, JC, MM and SM.

Motion by MM to open a bank account at Bank of the West. Board signatories will be George Resseguie, President, Mike McAntee, VP, Sandra Mesinger, Treasurer, and Julie Chichlowski, Secretary. TD . Seconded by TD. Motion passed unanimously.

PO Box Project Update - GR

The USPS is interested in establishing USPO delivery to Eagles Nest. USPS mail carriers would deliver the mail to modular units at no charge. USPS will require all properties to have an "address," however an owner may also rent a PO Box in Silverthorne if available. USPS will not absorb any costs to install boxes, location prep, or administrative fees. A preliminary plan of postal unit locations and a very rough estimate of potential costs has been drafted for the 811 ENPHA properties.

Following discussion it was agreed to discuss the plan with the sub-association presidents. GR will schedule a meeting by the end of June.

Town of Silverthorne (TOS) Update - GR

Construction will begin later in 2021 on a residential development on the present site of the Neils Lunceford Nursery. The nursery operation will be moved to a new location in Silverthorne .

Update By-Laws - MM

MM has incorporated comments into a revised By-laws document. A change record itemizes all changes, by article. Also, the updated By-Laws will be reformatted.

Environmental Weeds - KB

Preparations are underway for the noxious weed spraying program this summer. A meeting was held with Neils Lunceford June 10 to discuss plans and timing.

Environmental Trees and Trails - TD

Trails

Met with Ranch HOA representative to discuss rerouting of trail above newly excavated lot. Rerouting was completed. Trail restoration projects will be included in the Annual Workday on June 19.

County Fire Mitigation Grant:

The wildfire mitigation grant application received preliminary approval. It was forwarded for final approval and funding to the Summit County Commission. A meeting is planned for mid-June when we will find out if the grant was approved. TD is awaiting response from USFS about finishing the marking of trees in the mitigation area.

Chipping Program:

The County chipping operation will be at ENPHA locations EAST of Rte 9 from June 14-18 and WEST of Rte 9 from July 26-30. Owners are reminded not to put their slash piles near the road earlier than 2 weeks before the chipping trucks arrive.

Raven Entrance Project - TD

Escalante Lease Resolution/Next steps – the existing Town's Right of Way agreement and a proposed lease agreement from Escalante have been combined into one document and sent to the ENPHA attorney for review.

Building and Grounds - PC

South Entrance

The irrigation system was activated in May for the South entrance with all systems working and no leaks detected. Neils Lunceford completed all turf maintenance required for the month of May with flower plantings scheduled for June. Our subcontractor Orkin did an excellent job of vole mitigation, as very little if any vole activity was noticed in the flower beds again this year. Numerous compliments were received on the spring daffodil show this year during mud season. Flower pots will be planted this month after June 20th.

Community Center (CC)

Homeowners were notified by email blast of the June 1st re-opening. The Calendar of events bookings are starting to grow with mainly Sub-associations and neighborhood socials, and non-profits.

The CC cleaning contractor Perfect Service power washed the pavilion, washed the windows, and cleaned the facility. The CC will be cleaned every other Tuesday during the summer season.

The irrigation system was activated in May and flower pots are scheduled to be planted this month.

The Annual HOA workday is scheduled for June 19th, 8:30AM - 12:00PM with lunch and refreshments. The week of June 14th, a second email blast will go out and information sandwich boards will be placed at all entrances.

Maintenance items to address this season include:

- building a concrete pad and installing a boxed cover for above ground irrigation equipment
- purchasing and installing a new light pole for CC parking lot
- scheduling repair of CC porch roof to address ice damming issue

DRC - PC

June Projects Report

June was a welcome short agenda with 1 Modification and 2 Final approvals with Notice to Proceed. At this time there are 8 Modifications and 26 new homes under construction which the Committee members monitor regularly for construction guidelines compliance. Currently there are 3 homes expected to start within the next month and 6 more homes in the application process. One final inspection for C.O. was completed.

We had 8 new starts for the 2nd quarter and 12 new starts for this year. We are expecting to see an application for Osprey Landing, an 18-unit town home, sometime during the next quarter. The applicant is scheduled for an introductory meeting this week.

This quarter the committee said thank you to Priscilla Engeln for serving 6 years as a Committee member and our recording secretary. Linda will fill the position, as she lost the arm-wrestling championship.

This past week, the new Design Review architect offered his resignation after 2 months in the position. The DRC board accepted his resignation effective immediately, as it became apparent to the architect and the board that it was not a good fit for either.

In our free time this quarter, the Co-chairs have approved 5 hot tubs, 1 playset, 2 rotting porch replacements, 4 tree removals, 5 new roofs, 10 re-stains, and 1 window replacement. Changes to projects under construction were lighting fixtures, railing, 2 color changes and a garage door change. Each Committee member takes a Sunday every month to drive all projects to insure all are observing the guidelines of allowed work days.

In June we enjoyed our first in-person meeting. Following the meeting was a thank you lunch for Mike Houx, retiring after 8 years as the DRC architect consultant.

Sub-associations - GR

Osprey Landing developers have revised their PUD documents and the Town has asked for comments from referral agencies (ENPHA, etc) by June 29. Town staff hopes to get the PUD approved by Town Council in July and a finalized site plan forwarded to the ENPHA.

Website Updates - GR for Julie

Several changes were made to the website to update Board info, confirm the CC reservation system, add quick link emergency phone numbers, and remove the Metro District page.

July Newsletter/Email blast - TD

Several items for the Newsletter will be forwarded to TD the week of June 14; newsletter will be published the first week of July.

Other – GR

Owner has complained about trampolines in their neighborhood and the approval process for playground equipment. Trampolines are OK as long as they cannot be seen from the golf course (PUD verbiage). Playground equipment projects must be approved by the DRC before construction begins; recent ones have been.

Executive Session

MM moved to go into Executive Session to review advice from our attorney setting out possible courses of actions regarding removal of trees without DRC approval. TD seconded; motion approved unanimously.

MM moved to reconvene the Board meeting at the conclusion of the Executive Session. GR seconded; motion approved unanimously.

Board Meeting Reconvened – GR

There were no actionable decisions arising from the Executive Session. Accordingly, MM will schedule a special Board meeting in July to determine a way forward.

Adjourn

GR adjourned the meeting at 5:15 PM.

Respectfully submitted,

Julie Chichlowski, Secretary

George Resseguie, President