

**Eagles Nest Property Homeowners Association (ENPHA)**  
**P. O. Box 24419, Silverthorne, CO 80497**  
**July 8, 2021 - Board Meeting Minutes**

**Board Members Present:** 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 (via Zoom), Julie Chichlowski (JC), Secretary.

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

Christie's Summit International Real Estate: Marty Frank

**Call to Order**

MM called the meeting to order at 3:00 PM

Agenda Review: No changes

Proxy: George Resseguie (GR), President to MM

**Fish Hawk Landing Sign - Marty Frank**

Marty presented the proposed sign for the 18 properties for sale in this new development. This development was initially named "Osprey Landing" but was changed to "Fish Hawk Landing" by the TOS and/or Summit Co to avoid confusion with Osprey Reserves. According to Marty, 14 of the 18 units have been spoken for.

**Motion by KB to approve the 4' x 4' "Fish Hawk Landing" sign as presented by Marty Frank.**  
**Seconded by PC. Motion passed unanimously.**

**Compliance - KS**

Neighborhood Surveys

New compliance issues included trash cans, slash piles, campers, trailers, truck topper, and an un-painted radon vent. Owners have been notified of all compliance items. It was decided that the Eagles Nest and 3 Peaks non-compliant slash piles (should not be out before July 12) will be waived.

**Treasurer's Report - SM**

2021 June YTD Results

Gross Noxious Weed Spraying Fees increased by \$40 bringing the net amount received for the program to \$14,005. Approximately 382 homes are in the program.

Recovery of Unpaid Dues and Fees now totals \$4,831. This represents collection of late fees and interest charged through June.

\$200 was received from Community Center rentals.

Collections

As of June 30<sup>th</sup>, Accounts Receivable for 2021 Annual Dues totals \$2,515 representing 3 properties who are delinquent in paying their dues. Late fees and interest are being assessed. The Accounts Receivable Prior Years is the Receivable due from William Hunt Living Trust and totals \$3,058 which includes dues, late fees, and interest since 2020.

The Accounts Receivable-Non-Compliance represents a \$100 fine for an infraction. This is a new account on the Balance Sheet, and on the Income Statement as Special Assessments and Fees.

Dues Collection Cost totals \$6,067 and includes current year and prior years collection costs.

#### Expenses

\$30,000 has been allocated to the Middle Entrance in the Reserves. With Board approval, this amount can be transferred to the 2021 budget Expenses and/or Capital Assets.

Legal Expenses totaled \$6,485 compared to a budget of \$20,000, of which \$10,000 is earmarked for By-laws and Declaration review and possible changes. The Reserve has a legal contingency of \$76,035 for major legal expenses.

#### Insured Cash

The ENPHA Account is open at Bank of the West in Frisco. The signers on this account are verified and established per the Bank - deposit of \$250,000.

The DRC Account is open at Alpine Bank in Dillon. The signers on this account are verified and established per the Bank - deposit of \$250,000.

As of June 30<sup>th</sup> 98% of our funds are FDIC insured.

#### **PO Box Project Update - GR**

An informational meeting with the sub-association presidents and 3 ENPHA Board members was held June 29. Seven sub associations were represented. Postal boxes have been/will be installed at Silver Trout and Fish Hawk Landing respectively. Next steps include conducting a similar meeting with representatives from 3 Peaks and Old Eagles Nest the week of July 19, and then determining if postal delivery is feasible.

#### **Town of Silverthorne (TOS) Update - GR**

There are a lot of building plans along Hwy 9. 4th St Crossing has one more segment (housing) to get started; everything else is underway.

#### **Update By-Laws - MM**

MM highlighted changes made to the proposed by-laws. The word "Declaration" is used throughout the Colorado Common Interest Ownership Act and will be retained in the bylaws. Board to review documents before next meeting.

#### **Environmental Weeds - KB**

The Noxious Weed spraying program is set to commence July 19. This was included in the email blast newsletter sent July 8. A document outlining the ENPHA noxious weed program was created to submit to the USFS as part of the grant application process.

### **Environmental Trees and Trails - TD**

#### **Trails**

Trail restoration projects were completed per plan during the Annual Workday on June 19.

#### **County Fire Mitigation Grant:**

TD is awaiting response from USFS about finishing the marking of trees in the mitigation area. Bids from 3 suppliers will be sought the week of July 12 to accomplish the fire mitigation work.

#### **Chipping Program:**

The County chipping operation was completed at ENPHA locations East of Rte 9 June 14-18. Chipping West of Hwy 9 is scheduled for July 26-30. Owners are reminded to put their slash piles out no sooner than 2 weeks before. This was included in the email blast newsletter sent July 8.

### **Raven Entrance Project - TD**

A structural evaluation was performed by G3 Consulting, LLC on June 29, 2021. The Board discussed the recommended remediation measures. Next steps include sending the report to Escalante and seeking counsel from the HOA attorney on a landscaping license agreement.

### **Building and Grounds - PC**

#### **South Entrance**

Flowers were planted in the middle island this past month along with the flower pots. A few issues with the sprinkler heads necessitated adding four water hoses and oscillating sprinklers to supplement the system while repairs were being made. The sprinkler system is over 20 years old and thus issues can be expected at times. The concrete pad for the above ground irrigation back-flow and meter was poured this month. A cover will be fabricated to finish this project.

#### **Community Center (CC)**

The Community Center opened to the HOA membership on June 1st with numerous events held this month. The Annual HOA volunteer work day held on 6/19 was well attended with many work activities completed at the CC. Lunch was provided to all volunteers who attended.

All flower beds and pots were planted this month and are doing well.

A total of 13 events/meetings were held at CC last month: HOA - 3, Sub Associations - 3, Non Profit - 3, Mahjongg - 4

### **DRC - PC**

#### **July Projects Report**

The Committee met July 6<sup>th</sup> and reviewed 1 Minor Modification (landscape), 1 Concept application from Fish Hawk Landing 18 unit development, and 4 Preliminary new home applications.

One final inspection for the Gray residence and 1 minor modification were completed and 1 new home started. Currently there are 8 modifications and 23 new homes under construction. There are 6 homes and 18 units of Fish Hawk Landing in the application process. 3 new starts are expected this month.

In addition the DRC provided 5 paint approvals, 1 roof change, 4 tree removal approvals, 1 storm door approval, an unapproved garage door issue, and facilitated 3 shared driveway issues.

**Sub-associations - GR**

See “Fish Hawk Landing Sign” topic above.

**Website Updates - JC**

The June 19 Work Day banner will be removed.

**August Newsletter/Email blast - TD**

Next newsletter will go out in September.

**Other – MM**

Comments from owners have been received regarding excessive construction truck traffic on Game Trail Rd. MM to contact Summit Sky Ranch sales office to discuss the agreement between ENPHA and SSR to route trucks off of Game Trail Rd.

**Executive Session**

Not needed

**Adjourn**

MM adjourned the meeting at 5:00 PM.

Respectfully submitted,  
Julie Chichlowski, Secretary