

Eagles Nest Property Homeowners Association (ENPHA)
P. O. Box 24419, Silverthorne, CO 80497
June 13, 2019 - Board Meeting Minutes

Board Members Present: George Resseguie (GR), President; Paul Camillo (PC), Building and Grounds and DRC Co-Chair; Linda St. John (LSJ), Vice President & DRC Co-Chair; Ty Drake (TD), Environmental Co-Director; Mike McAntee (MM), Environmental Co-Director; Julie Chichlowski (JLC), Secretary

ENPHA Residents: Steve Loudon, Dave Diehl

Summit Resort Group: Kelly Schneweis (KS)

Call to Order

GR called the meeting to order at 3:00 PM.

Agenda Review: Changes to the agenda - 2 topics added: Eagles Nest Metro District; Steve Loudon Proxy - Judy Camp (JC) to LSJ

Treasurer's Report

Submitted by JC

May 2019 Financial Results

May is a traditionally low month for expenses with no unusual or unbudgeted items to report. Reserve funds of \$175K were moved from a liquid asset account earning 1.1% to a one-year certificate of deposit earning 2.5%

Collections

Five homeowners have not paid their 2019 dues. Notices are mailed monthly and e-mail contact is made wherever possible. Attempts to reach one owner have not been successful. Two of the properties with outstanding dues are on the market and one has also not paid 2018 noxious weed-spraying fees.

DRC fines outstanding for the homeowner who had not complied with design guidelines related to yard art are \$9,216 including the initial fine, fines for a continuing violation through April 23, 2018, legal costs, late fees and interest.

E-Blasts

There were no e-blasts issued in May.

2018 Tax Return

The 2018 tax return was mailed on May 12 in advance of the due date.

Building and Grounds

Submitted by PC

South entrance - Maintenance continues on the entrance as the weather improves. Top dressing of the lawn was completed and the sprinkler system activated. The sprinkler controls are now able to be adjusted through a Rainbird phone app that uses wifi which was installed at the entrance. N-L planting the south entrance June 13.

Community Center - The renovations of the front beds for the CC have been rescheduled for June 14th and 15th. These dates will allow for completion of the project and planting of the flowers without concern of frost. Eight hanging baskets were purchased and installed by HOA; a mix of ferns and flowering plants.

The annual work day is scheduled for June 15th. Sandwich boards will be placed at entrances with the date of the event.

Community Center usage events for May:

8 MahJongg , 3 Enpha, 4 Non profits, and 1 paid event

Revision of Community Center Rules & Regulations - Liquor Liability - Per State Farm, any organization (including non-profits) that reserve the Community Center for an event that includes serving alcohol must provide proof of insurance that ENPHA is an “added insured” on their insurance policy. State Farm does not offer any kind of rider to ENPHA’s Umbrella policy that provides short-term coverage for an owner or organization to purchase that would cover liquor liability. MM to provided proposed Rules document changes to Board members for their review and comment. The Board will also consider whether or not the HOA should purchase event insurance.

ENPHA resident Steve Loudon stopped in to meet and greet the Board members. He stated that he has been a resident here for 7 years. Mr. Loudon then left the meeting.

Website Updates - none

Compliance

Submitted by KS

Homeowners have been notified of compliance related issues. The main violations continue to be trash cans, trailers, and signs. All owners are cooperating. A few owners have been notified of down and dead trees. KS has provided tree removal contractor recommendations.

Removal of dead trees - A proposed compliance procedure regarding the removal of dead/downed trees was discussed. Note that the Town of Silverthorne will handle abatement. Tree Removal is required both by ENPHA Decs and Town Code. Compliance monitoring will begin for private lots in 2019. No fines will be levied by ENPHA; all disputes will be forwarded to the Town for

resolution. Next steps include meeting with Kirsten Jacobse, Town of Silverthorne, to review proposed procedure. MM and TD will sort out what is HOA open space vs. private property.

Town of Silverthorne

Submitted by JoAnne Nadalin

Approved easements necessary to construct Blue River Trail from Hamilton Creek Road behind Silverthorne Elementary and Cottonwood Public Works to CO Hwy 9

- Approved ordinance allowing operation of type 1 ebikes on Blue River Trail, maintaining consistency throughout county. Type 1 ebikes provide motor assist only when pedaling and only to maximum speed of 20 mph
- Approved site plan modification for Tree Line Craft Kitchen restaurant in old Adidas space in Green Village. Anticipated opening in November
- Presentation from Summit County Public Health and 3 high school students describing serious problem with middle/high school students' use of ecigarettes. Use of these products at SHS is 3 times the national average with 40% of students stating they had used them in the past 30 days. Discussed proposal by Summit County to a) raise age to purchase nicotine products to 21; b) establish licensing system for all outlets selling nicotine products; and c) ask voters to approve taxes on nicotine products of \$4/pack on cigarettes and 40% on all other nicotine products. No resolution-will discuss further.
- Approved preliminary PUD for Angler Mountain Ranch Vistas, located at top of Angler Mountain development on the way to the Xcel substation. Planned to be 35 acres with 27 acres open space, 8 acres developed with 17 cabin style homes. Next step is for developer to submit a proposed annexation agreement and final PUD. No estimated time of when this will happen.
- Approved opening of Maryland Creek Park even though playground area is not yet complete. No firm date yet but will be within the next month.

JoAnne has informed the Board that she will be moving later this year. Once that happens, GR will obtain Town council meeting minutes and distribute them to the Board.

Environmental

Submitted by MM/TD

On June 4th Neils Lunceford completed deep root treatment of the evergreen trees in close proximity to the Community Center. Most of the trees treated were spruce trees but in accordance with the previously approved proposal a few lodgepole pine trees were also included. Two trees in the treated area appear to be stressed. Neils Lunceford representative, Nina Wise, and MM will again examine the trees in the middle of July to see if other remedial measures are required.

Eagles Nest homeowners are encouraged to utilize the Summit County chipping program to create defensible space from wildfires and to beautify our community. There will be only one pickup this year. Most of Eagles Nest will be served July 1-5. The Ponds at Blue River will have their materials

chipped during the week of July 8-12. More information and guidelines can be found at SummitCountyCO.gov/chipping or by calling 970-688-4140.

Because of the misunderstanding regarding payment for the noxious weed spraying program in the Glen Place neighborhood, the list of owners who wish to have their property sprayed is not yet finalized. To date more than 85% of homeowners have opted to have their property sprayed.

Trails are in generally good condition. A few projects have been identified for Neighborhood & Trails work day. Conversely, fire mitigation is a major challenge that requires continual attention.

Tract J Restoration - Many trees are distressed/down. MM will address the watering system; GR has an additional hose for the drip system. GR to contact the adjacent home owner.

DRC

Submitted by LSJ

Open Projects

0 - Concept Approved
5 - Preliminary Approved
5 - Notice to Proceed
20 - Under Construction
0 - TCO (Temporary Certificate of Occupancy)
2 - Modifications Approved
7 - Modifications Under Construction
0 - Modifications Completed
39 - Total Projects

Subassociations

Submitted by GR

Grant Update

Six sub-associations have expressed interest in grants for 2019 projects though only 5 have requested grants. The 2019 ENPHA budget includes \$8,000 toward grants. GR presented 3 options to award grant requests: A - allocate the full budget and exceed requested amounts; B - award 100% of the requests, which totals less than \$8,000; or C - balance the amounts across the 5 sub-associations. Motion by MM to adopt option B. Second by LSJ. Motion was approved unanimously. Option B will underspend the budget by \$760. GR will notify sub-association presidents who submitted grants.

Glen Place weed spraying

Glen Place is not a sub-association and individual owners will be given the opportunity to opt-in by paying the \$30 fee. We also are apologizing for our confusion regarding the original invoices for weed spraying.

Other

Final 2019 Annual Meeting action items - not discussed.

Eagles Nest Metro District (ENMD) - GR provided an update on the status of ENMD. The remaining 2019 bond principal will be paid in August, and ENMD will be dissolved by year end. The excess funds will go to the Town of Silverthorne.

Executive Session

Motion by GR and second by MM to move to Executive session to discuss an existing contract relationship within the HOA. No actionable items resulted from the discussion. GR motioned to come out of executive session, seconded by MM.

Adjourn

GR adjourned the meeting at 5:00 PM.

Respectfully submitted,
Julie Chichlowski, ENPHA Secretary