

# Eagles Nest Property Homeowners Association

P.O. Box 24419  
Silverthorne, CO 80498

Board Meeting for Thursday, November 10, 2011

## Meeting Minutes

### **Board of Directors**

Vince Lanuza, President  
Peter Foley, V. P. and Facilities  
George Resseguie, Treasurer  
Pinki Faux, Design Review  
Al Sanborn, Environmental  
Brian Moriarty, Environmental  
Mollie Brunetti, Secretary/Communications

All board members were present except Mollie Brunetti, Brian Moriarty, and Al Sanborn. Vince obtained proxies from Mollie and Al. Others in attendance: Stuart Richardson and Len Shipman.

### **I. Call to Order**

The meeting was called to order at 4:00 PM by Vince Lanuza.

### **II. Approval of October 13, 2011 Minutes**

**Motion:** *George Resseguie moved and Pinki seconded the motion to approve the Minutes for the Board's October meeting. Approved*

### **III. Current/New Business**

A. Insurance Matters: Peter Foley reported that our insurance coverage is now complete. Pinki Faux asked him about insurance coverage for the DRC. Peter said that the DRC is not currently covered on the ENPHA policy. He said that a "manuscripted endorsement" covering the DRC will be added to the ENPHA policy at the time of renewal. State Farm has billed ENPHA for coverage through 1/11/2012. George Resseguie asked Peter to see that the premiums for the new liability coverage be incorporated into the annual bill, rather than being billed separately.

B. Meeting with Sub association Presidents: The meeting is scheduled for Wednesday evening, November 30, at 7:00 PM. Stuart will contact the sub association presidents. This meeting will offer the presidents and opportunity to present proposals for projects and ask for ENPHA funding. Other issues of mutual concern will be discussed.

#### C. Annual Meeting

1. Date: March 24, 2012. at 3:00 PM. Stuart will clear the date with Caleb.
2. Speaker: A couple of options were discussed. Vince will discuss the possibility with one possible speaker mentioned.

### **IV. Board Motions Approved Via E-mail/Other Communications**

*There were no Board motions offered since our last meeting.*

### **V. Manager's Report**

A. Compliance: John Ahlquist was not able to attend the meeting, but Vince reported that John did not find any significant compliance issues during the last month.

B. Manager's Monthly Report:

1. Tree spraying: Stuart reported that he is working with John Taylor and the Forest Service to develop a proposal regarding tree spraying for 2012. Apparently, there are no new MPB infestations in Summit County. Trees sprayed properly and completely in 2011 will have between 60 and 70 percent residual protection in 2012. Stuart will have a 2012 policy proposal for tree spraying to present to the Board at its December meeting.

2. Holiday Lighting: The holiday lighting issue was again discussed. Stuart said that he presented the Board's concern to Caleb. Stuart found now other bidders to handle lighting.

3. Expansion of C.C. Building: Stuart continues to work with Brian Moriarty regarding the expansion of the Community Center building. We may pursue a more modest expansion because of the potential cost. Vince presented some analysis he prepared regarding a range of costs and what that might mean for our property owners. He also raised some issues that he felt needed to be considered before going forward: (1) Do our Decs and Covenants allow the Association to borrow?; (2) Will banks lend the Association money?; and (3) Construction costs would be passed on to our members and we want to be certain that we have their approval.

## **VI. Financial**

A. Treasurer's Monthly Report: George Resseguie reported that the current year's budget looks to be in good shape. We are likely to end the year at a break even position. In fact, the cost for painting the Community Center may well be covered out of our operating budget rather than out of Reserves. There are still four past due accounts for non-payment of Dues. There is one account (for \$648) that remains outstanding for MPB spraying. We have completed payments to the sub associations for their approved projects for 2011. George said that the IRS has refunded our "late fine" of \$160 and "closed our account," but offered no explanation. George remains bewildered as to why we were fined in the first place and would have appreciated an explanation for the IRS. Maybe the IRS does this at random, creating an aura of mystery and confusion, in a Kafkaesque attempt to baffle and perplex us with its illogical behavior. Maybe then we will cower in its presence and pay due respect to its power. Or, maybe not.

B. 2012 Budget: George reminded the Board that the Decs and Covenants obligate the Association to finalize a budget and determine the coming year's dues amount at our December meeting. Then, by the end of December, the 2012 Dues Assessment Notice must be sent to our members. Given our budget development process, the plan is to have a preliminary report to the Board by the end of November. Board members should review the budget plan and come prepared to discuss and finalize the budget at the December meeting. George emphasized four key items for consideration: (1) Amount of reserves for 2012. If we contribute the same amount to reserves in 2012 (\$11,150) as we did in 2011, then follow up in 2013 with an additional \$11,150 contribution to reserves, we will achieve our goal of \$100,000 in reserves by 2013; (2) Firm up miscellaneous

accounts such as C.C. rental fees, Picnic/BBQ fees, etc.; (3) Confirm plans for MPB spraying; and (4) Confirm 2012 contracts.

## **VII. Environmental**

A. Tree Spraying: In Al Sanborn's absence, this was discussed earlier by Stuart. Vince did express his hope that we would be able to burn slash piles in the area cleared on the western boundary of Eagles Nest. He will discuss the matter with the Forest Service and report back to the Board.

## **VIII. DRC Report**

A. New DRC Member: The new member of the DRC (replacing Derrick Wade) is Michael Houx.

*At this point both Vince and Stuart temporarily departed the meeting because they serve on the Town Council.*

B. Silver Trout Project Status: George has continued to follow the matter and has met with Shervin Rashidi from Silver Trout Estates. According to Shervin, he has received preliminary approval from the Town and is hopeful of final approval by mid-January, with construction beginning in the spring. Thirty-one units are proposed, but that number was questioned by Pinki. Silver Trout Estates plans to utilize the ENPHA Decs and Covenants and Design Review Guidelines in their entirety. Most likely, they plan to establish a separate sub association.

C. Fox Crossing: George prepared the ENPHA response to the Town regarding the Fox Crossing rezoning proposal. ENPHA fully supports the rezoning. However, we questioned how the proposed density and massing will be accommodated within any of the Town's Residential zoning "categories". Also, there are significant hydrology issues that will need to be addressed by the developers. The Ponds also responded to the Town with similar concerns. The zoning proposal will be reviewed by the Town in December. *Vince and Stuart returned to the meeting following this discussion.*

## **IX. Open Issues and Comments**

None were discussed.

## **X. Executive Session**

There was no need for an executive session.

## **XI. Adjournment**

***Motion: George moved and Peter seconded the motion to adjourn at 5:15 PM.***

**Approved**

Submitted by Len Shipman

**Next Meeting: Thursday, December 8, 2011, at 4:00 PM**