

# **Eagles Nest Property Homeowners Association**

P O Box 23420  
Silverthorne, CO 80498

Board Meeting for Thursday, February 10, 2011

## **Meeting Minutes**

Present: Vince Lanuza, Dave Anderson, Jim Ernst, Stuart Richardson, Pinki Faux, John Ahlquist, George Resseguie, Mollie Brunetti, Al Sanborn, Bob Kieber

President Vince Lanuza called the meeting to order at 3:58.

Minutes from the January meeting were approved.

### Hideaway letters

Stuart Richardson reported that letters regarding the transfer of open space land have been completed. The first letter supports the transfer of open space land from Hideaway to ENPHA. The second letter concerns the park area that they are going to build. Both letters will be sent by the Hideaway board to Hideaway homeowners for their approval before land is transferred. George moved, Pinki seconded, all approved the motion to send the letters.

### Defensible space

Jim Ernst reported that the owners of 165 Arnica, Jim and Heidi Williams, have requested an extension of the deadline to remove trees and have been granted an extension until July 1, 2011. Contractor must meet with Williams to contract for permission to cross his property. The matching grant obtained by John Buchanan and some neighbors, which includes the Williams, is being held up pending tree removal on the Williams lot.

There is a need to keep pushing to make sure all the defensible space areas are finalized. Lot 25 (13 acres) will cost \$995.34 per acre and Lot 25A (8 acres) will cost \$455.00 per acre, both of which will be paid for by the US Forest Service.

### HOA required updates to homeowners

George Resseguie will register the ENPHA this year. We routinely distribute all our required information via hard copy before the annual meeting.

### Foreclosures and bankruptcies

Dave Anderson reported on this issue. In the event of bankruptcies or foreclosures the HOA is entitled to 6 months of dues, though there are exceptions to that. We have 5 properties in foreclosure or bankruptcy. We should also file a recorded lien when necessary. Peggy Long will file liens if necessary. Dave Anderson moved, George Resseguie seconded, and all approved a motion to file liens when necessary.

### Annual meeting

Terms expire for 2 board members, and a third will possibly resign. There is a possibility of increasing board membership. A one-item email will be sent to our membership asking for volunteers to be on the board. Annual meeting will be held March 27.

### Manager report

Stuart Richardson reported that the HOA received property tax notices for some small tracts owned by the HOA. He will report on this issue next month to see if replatting or some other solution will result in these tracts being combined with the other tracts for which we do not pay taxes separately.

Compliance – John Ahlquist reported 3 minor issues.

### Treasurer report

George Resseguie reported that the HOA finished 2010 with a surplus of \$15,000 which will be placed in a separate account. If these monies are not used in 2011 they will be added to the reserves.

Dues collection – there are approximately 80 owners who haven't yet paid 2011 dues. Regarding dues collection and delinquencies, Dave Anderson moved, Jim Ernst seconded, all approved a motion to: add a \$50 certified letter fee at end of March, add a \$50 late fee end of April, and file a lien at the end of April and make a decision then about turning everything over to the attorney.

### Environmental report

Al Sanborn reported that Tom Estes agreed to perform the same spray services as those contracted in 2010.

### DRC report

Pinki Faux reported no new activity. Guidelines are being revised and will be posted on the website when complete.

### Comments and open issues

Dave Anderson reported about the relocation of the post office. Subassociation grants will be finalized in March.

Adjourn 4:05.

Submitted by Mollie Brunetti  
2/11/2011

January 2010 Managers Report  
Stuart Richardson  
Community Center

Inspections of the Community Center continued during this seasonal cold spell. All the heating and water systems continued to operate as designed. I attempted to change to dead light bulbs in the main room, but one circuit appears to be dead and will have to be inspected this summer. Due to the heavy snowfall the snow removal budget maybe exceeded. The mounting piled snow is still manageable and all parking spots will be available for the Snowshoe Party.

I have met with our painting contractor to show him the areas requiring painting this summer. He will present costs for the Boards approval. The colors will remain the same. For the Taylor Pavilion only the weathered sections will be restrained. This will allow for a full restrain in about 6-7 years.

The remaining DRC house design files were relocated to the crawl space and placed on a thick rigid insulation foam board for permanent storage.

Christmas Tree Decorations

For next years South Golden Eagle entrance Christmas tree decorations I have asked Alpine Nursery to submit a bid for increasing the lights two fold and to secure a bucket to decorate the center island tree all the way to the top. John the proprietor was the first light decorator for the Austin Texas River Walk Christmas decorations. He as access to a bucket and wholesale LED light strings. The entire lighting arrangement will be restrung in this contract.

Snowshoe Party.

The signs for the Snowshoe party were placed and I have spoken to two team leaders who will guide the short and long snowshoe traverses. The food this year will be supplemented with 2 soups, hamburgers and brats. I will remain back at the Community Center and arrange the food will the social group gets started , while the snowshoers complete their courses. This will avoid placing the food preparation burden on someone else.

Hideaway Park Planning

Following last months Board Meeting I prepared two letters for the Board in support of the Children'sReport Park and the transfer of the large open space to ENPHA. Currently the Hideaway Board has sent their package out to have their members ratify the two proposals and to get the two projects moving.