

Eagles Nest Property Homeowners Association

P.O. Box 24419
Silverthorne, CO 80497

ENPHA Board Meeting Minutes for July 14, 2011

Present: Pinki Faux, Brian Moriarty, Mollie Brunetti, George Resseguie, Stuart Richardson, John Ahlquist, Peter Foley, Daryl Roepke, Vince Lanuza, Dave Anderson,

Vince Lanuza called the meeting to order at 4:00

Approval of June minutes

George Resseguie moved, Peter Foley seconded, all approved the minutes from June.

Hideaways

Michael Johnson wants the small donut parcel transferred to Hideaways before they go through the lease process. Document to transfer open space from Hideaways to ENPHA has approved by Hideaways HOA. Daryl Roepke requested a tree spraying bill for the Hideaways, which Stuart will ask Peggy Long to send.

Fox Crossing

Daryl Roepke distributed a 3 page document describing the concerns of Ponds' residents regarding Fox Crossing. All requirements as outlined in the Eagles Nest Design Guidelines for residential development should remain in effect for this development as they do for other development in Eagles Nest. While zoning, wetlands and density are ultimately the Town's responsibility, there is agreement that the preferred zoning be residential. Brian Moriarty moved, Mollie Brunetti seconded, all approved a motion that the board supports density for Fox Crossing that is the same or less than the density in the Ponds.

Pinki Faux and Mollie Brunetti mentioned that, while the Fox Crossing project meets our design guidelines, there are other issues outside the purview of the DRC that also need to be addressed. While the DRC has no authority regarding some of those things, it should be noted that the following items are of interest: Location, routing and timing of public bike and pedestrian trail; identification and treatment of the wetlands; how site drainage is dealt with as it relates to the general health of neighboring wetlands. Vince Lanuza recused himself from this discussion.

Curb Repair in Three Peaks

Vince Lanuza reported that the Town issued a memo before the repairs began stating that they were necessary.

Annual Picnic

George Resseguie reported that July 30 is the date for the picnic. So far 125 are signed up to attend. The goal is 300. The ENPHA directory will be published again by the Schaefer's and will be distributed at the picnic.

Discussion of possible expansion of the Community Center

Requirements for the expansion include a more spacious kitchen, bigger conference room, coat closet. Board recommends retaining a playground and a large open room for a meeting area, possibly with a moveable partition. Bathroom and parking

requirements may have to change since occupancy will be higher. Board recommended that DRC consulting architect Darrick Wade be hired to study the program and develop a concept for the project.

Fire Protection/Evacuation

Dave Anderson reported that he and Jim Ernst want to work on behalf of the community in conjunction with public safety organizations and the Town on possible methods of organized evacuation in case of fire. The Board agreed to a study and the need for a plan.

Update on Insurance and Legal files

Peter Foley reported that the ENPHA is getting the necessary files from Dave Helmer and Rob Nelson to keep on file as a resource for future questions on these issues. Nelson has agreed to furnish us with these documents and Vince Lanuza is awaiting Helmer's response to the email request from earlier today.

Manager's report

Please see report at the end of the minutes.

Compliance Report

John Ahlquist reported no unresolved incidents of non-compliance.

Treasurer's report

George Resseguie reviewed June financial statements as of June 30.

Past Due Accounts -- Annual Dues: 3 accounts remain open (\$660); all have been unresponsive to either or both the certified letter and the lien letter. We will file liens on all 3 properties by month-end (added \$150 to each of the unpaid amounts) and continue efforts to collect. No write-offs are recommended at this time.

Past Due Accounts -- MPB Spraying Program: 15 past due notices were mailed out on 6/30; 10 remain unpaid. Another 16 past due notices were mailed out on July 12 and additional notices will likely be sent out next week for the 6/17 billings.

Peggy Long has suggested that separate checks be issued for compliance deposits which need to be recorded in a separate account. Otherwise, the funds are deposited into one account and funds transfers (checks) have to be prepared to correct the accounting.

Environmental Report

The weed spraying will take place on July 18. The commercial sprayer will be here for one day.

Some trees blew down in a recent storm in the open space area west of Kestral Lane. Recommendation was to let Mike Galvin remove them next year.

Defensible Space work is expected to begin at the end of July or early August. Daily communication is occurring. All parties are communicating with one another.

Stuart Richardson and Brian Moriarty marked ten dead trees on tract K. Jim Ernst is helping with this. There are also three dead trees at the Community Center.

Adjourn

George Resseguie moved, Brian Moriarty seconded, all approved adjournment at 5:20.

Submitted by Mollie Brunetti, Secretary

Next meeting Thursday August 11, 2011

July Managers Report 2011

Stuart Richardson

Open Space Activities

Musk Thistle pulling around the Community Center and up the trail to the Traverse Trail.

Tree Counting in Tract K. Nineteen trees flagged for removal during the Forest Service removal contract.

Sprayed the Traverse Trail from Golden Eagle to the steps.

Pulled Thistle, Crazy Daisy, and Oyster plants at the Community Center and other areas

Fixed the resort sign and removed a dead tree at the south Golden Eagle entrance.

Helped in gravel removal and respreading at the Middle Forest Trail.

Monitored the maintenance at the South Golden Eagle Entrance.

Community Center

Purchased a new vacuum and vacuumed the Community Center

Coordinated and inspected the painting contractor.

After a second call finally got the Portable John set up.

Restrung the volley ball net as a temporary fix.

Repaired the basketball hoop.

Coordinated with the Community Center users, 10 events in June.

Hideaway Open Space Transfer

Walked the boundaries and found most of the recently surveyed corner stakes.

Coordinated a review of the Warranty Deed needed to transfer the property from the Hideaway to ENPHA.

Checked the spraying of trees in this tract.

Silver Trout

Put on my boots and walked the flooded property and took photos at strategic sites. At 1900 CFS the only unflooded sites are less than 1.5 feet above the water line

Weed Control

Drove the neighborhood and report to Jim Beltser the areas that needed commercial spraying. The results were very encouraging that our weed spraying program over the years had drastically reduced the problem.

Tree Spray Program

Managed the residential tree spray program and checked invoiced costs against tree counts.

Checked our records and rectified missing accounts and got the contractor to spray the missing lots.

Only one lot remains to be sprayed.

Hideaway Playground

Kept up coordination with the Hideaway Playground Committee to further this project.