

Eagles Nest Property Homeowners Association

P.O. Box 24419
Silverthorne, CO 80498

Board Meeting for Thursday, January 12, 2012

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 and Al Sanborn. Vince obtained proxies from Mollie and Al. Others in attendance: Stuart Richardson, Jim Beltzer, John Ahlquist, and Len Shipman.

I. Call to Order

The meeting was called to order at 3:30 PM by Vince Lanuza.

II. Approval of December 8, 2011 Minutes

Motion: George Resseguie moved and Brian Moriarty seconded the motion to approve the Minutes for the Board's December meeting. Approved

III. Current/New Business

A. Insurance Matters/Decision Item: Peter Foley reported that his review of insurance coverage for the Association is complete. He recommends that the Board approve coverage through State Farm Insurance. The State Farm policy would include liability coverage for the DRC and medical coverage for volunteers. Peter believes the State Farm policy is adequate at this time and provides coverage within the limits required by our Decs and Covenants.

Motion: George Resseguie moved and Pinki Faux seconded a motion to continue our insurance coverage with State Farm for the 2012 year. Approved

B. Annual Meeting Letter/Discussion of Contents: Vince discussed the Annual Meeting announcement letter and its contents. He would like to send the letter by February 25. Included with the cover letter will be a copy of the meeting Agenda, the Association Budget for 2012, the environment letter dealing with tree spraying and weeds, and a Proxy. Printing will be back-to-back in an effort to reduce paper use and limit postage cost. Other important items will be included in the folders to be distributed at the meeting.

C. Agenda for the Annual Meeting: Vince presented a draft of the Annual Meeting Agenda and led a discussion of assignments. The Annual Meeting is scheduled for March 24, 2012, at 3:00 PM. The date has been cleared with Caleb Kehrwald of the Raven.

D. Composition of the Board: There will be two vacancies on the Board due to the retirement of Vince Lanuza and Mollie Brunetti. Two association members have expressed an interest in running to fill the vacancies and Vince, in the Annual Meeting cover letter, will invite other association members to offer their names for nomination as well.

E. Legal Representation for the Association: Vince announced that the cost of legal representation for the Association has been questioned by some members. Dave Helmer (Frisco) has represented the Association from its inception.

Motion: Vince Lanuza moved and Pinki Faux seconded a motion to review our legal representation needs and evaluate legal service proposals (including hourly fees) from Mr. Helmer and other attorneys in the area. Approved

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 reported that the Bobcats, plows, and trailers stored on a lot in Fox Valley have been removed. Also, John investigated two trailers at one property and found that there was an ongoing interior remodel taking place at the site.

B. Manager's Monthly Report: Stuart's monthly report has been previously delivered to the Board. In addition to that report, Stuart announced that the annual Snowshoe Party will take place at the Community Center on Saturday, February 4, starting at 5:30 PM. The Association will provide food, wine and beer.

Motion: Brian Moriarty moved and George Resseguie seconded a motion to approve the spending of up to \$250 for the snow shoe party. Approved

This year tree spraying for the MPB within Eagles Nest will be voluntary. In an effort to assist those property owners who will choose to spray, the Association will post the names of several tree spraying companies used in the past. This will be done at the Annual Meeting and on the ENPHA website.

VI. Financial

A. Treasurer's Monthly Report: George Resseguie reported that we will have a year-end surplus (revenue over expenses) of approximately \$15,000. We have received requests for a grant from The Hideaway for \$2,500 for construction of a new playground/park and The Ponds for \$1,500 to purchase new lighting for their Bald Eagle entrance. Also, The Ranch and The Aspens likely will submit proposals. There is \$6,000 in the 2012 Budget for sub-association grants. George has presented a final budget proposal via e-mail and asked that it be adopted.

Motion: Brian Moriarty moved and Peter Foley seconded a motion to adopt the 2012 Budget as presented. Approved

George reviewed a request from Fox Valley's management company (Wilderness Management Services). The request is for a refund of past dues because some duplex lots have been billed as two lots. They claim that the lots should have been billed as one lot until construction of the duplexes was complete. George pointed out that ENPHA has had an agreement with the former developer of Fox Valley, Jeff Progar, to charge for two units per duplex lot. George recommends that we not refund the \$1,239 requested but modify the billing for 2012, charging one dues per duplex lot. This is in keeping with the practice at The Ranch where duplex lots have been billed as one lot until construction is complete.

Motion: Peter Foley moved and Brian Moriarty seconded a motion that for the 2012 budget year and going forward duplex lots in Fox Valley will be billed as one property until construction is complete. Approved

A property owner is attempting to combine two lots into one. The owner is requesting ENPHA to bill dues for one property instead of two. However, the owner has not yet obtained Town of Silverthorne approval.

Motion: Pinki Faux moved and Brian Moriarty seconded a motion to delay any dues adjustment on this matter until the Town has approved of the combination of the two lots. Approved.

VII. Environmental

A. Tree Spraying: The voluntary tree spraying policy for 2012 will be discussed at the Annual Meeting. A number of tree spraying companies will be posted at the meeting.

B. Fire Mitigation and Tree Removal: Brian Moriarty and Stuart Richardson have walked a number of trails within Eagles Nest and cut down trees that pose a threat to hikers. Vince announced that he has not yet heard from the U.S. Forest Service or County regarding his request to burn slash piles left behind by the removal of lodgepole pines this summer on the western boundary of Eagles Nest.

C. Weeds: Jim Beltzer was present and reviewed the program for noxious weed removal within Eagles Nest. We have again stressed to The Raven Golf Course that they have a huge noxious weed problem. We will try to work with The Raven to do a better, more comprehensive, job this year attacking weeds.

VIII. DRC Report

A. DRC Report: Pinki Faux announced that long-standing DRC member Jack Hickey will be leaving the DRC. Jim Beltzer has offered to join the DRC, replacing Jack.

Motion: George Resseguie moved and Peter Foley seconded a motion to appoint Jim Beltzer to the DRC, replacing Jack Hickey.

IX. Open Issues and Comments

Community Center Expansion: Brian Moriarty presented two sets of cost proposals to expand the Community Center building. One proposal was for preliminary costs that would be involved prior to construction. The other proposal involved a more complete approximation of costs for an 893 square foot expansion. That proposal came to \$316,127. It was pointed out that the cost per property owner (\$316,127 divided by 783 property owners) would be just over \$400 per property owner. It was agreed that the Board should not proceed on the project until there is a clear willingness on the part of property owners to support such a project.

X. Executive Session

There was no need for an executive session.

XI. Adjournment

Motion: Brian Moriarty moved and Peter Foley seconded the motion to adjourn at 5:05

PM. Approved

Submitted by Len Shipman

Next Meeting: Thursday, February 9, 2012, at 4:00 PM