

Eagles Nest Property Homeowners Association

P.O. Box 23420
Silverthorne, CO 80498

Board Meeting for Thursday, March 10, 2011

Meeting Minutes

Board of Directors

Vince Lanuza, President
Dave Anderson, V. P. and Facilities
George Resseguie, Treasurer
Pinki Faux, Design and Review
Al Sanborn, Environmental
Jim Ernst, Environmental
Mollie Brunetti, Secretary/Communications

All board members were present except Mollie Brunetti, Pinki Faux, and Al Sanborn. Others in attendance: Stuart Richardson, John Ahlquist, Len Shipman and Bob Kieber.

I. Call to Order

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

II. Approval of the Minutes

Motion: Jim Ernst moved and George Resseguie seconded a motion to approve the Minutes for the Board's February 10, 2011 meeting. Approved

III. Current/New Business

Performance Bond Requirement: Members of the DRC have discussed the possibility of requiring a performance bond for some builders who have failed to perform up to requirements set by the DRC. The ultimate decision on this matter must be left to the DRC (Article IV, Section 4.04, Decs and Covenants). However, the ENPHA Board did discuss the issue. The Board favors raising the compliance fee rather than requiring a performance bond. Also, there was a suggestion that the compliance fee be raised and then there should be a "staged review" of performance, after which a portion of the compliance fee could be returned for those in compliance. Jarisse Sanborn is working with Dave Helmer to develop a workable solution to the problem. Vince will also discuss the matter with Helmer.

Cluster Mailboxes: Two property owners have asked the Board to look into the possibility of establishing cluster mailboxes for the ENPHA community. It is possible that the Decs and Covenants prevent the establishment of structures like the mailboxes. Also, because the post office box clusters must be on HOA property, there likely would not be enough space. Further, Dave Anderson voiced a concern that the mailbox structure would diminish the open character of the community. There would also be liability concerns, repair, snowplow, and possible insurance costs to be considered.

IV. Annual Meeting, March 26

The ENPHA Annual Meeting is scheduled for Saturday, March 26. The Board discussed preparations for the meeting. George Resseguie and Len Shipman will prepare the packets of information for the meeting (including those items already mailed to the membership, plus Jim Ernst's "Volunteers" document). Al Sanborn will discuss the pine beetle spray program, which will be extended for 2011. Caleb Kehrwald, the new General Manager at the Raven, will make a presentation at the meeting.

V. Managers' Reports

Compliance: John Ahlquist noted that there was an RV issue that was resolved.

Report: Stuart Richardson reported that the annual Snowshoe Party was quite a success. ENPHA spent \$600 and 50-60 members attended. Peggy Long has registered the Association with the state, as is required by new legislation. Stuart has received a very attractive bid for painting the Community Center, storage shed, and a beam in the Pavilion. The bid (#805) from Home Services of Summit was for \$2000 (\$800 for materials and \$1200 for labor). The cost of labor will be donated to the Association and the painting company will be recognized for the donation.

Motion: Dave Anderson moved and Jim Ernst seconded a motion to accept the bid. Approved

Stuart will request bids for the repair/replacement of the railing around the deck at the Community Center. The parking lot crack has returned and has been repaired. The holiday lighting needs to be redone and Stuart will request bids. Stuart and George Resseguie will work with the Assessors office to reclassify certain properties for tax purposes. One of the properties is the open space lot acquired from Fox Valley. Stuart reported that the Hideaways HOA is about five or six votes short in deciding whether to transfer an open space parcel to ENPHA.

VI. Treasurer's Report

Status of Dues Collection: George Resseguie reported that there are thirty-three non-payers of dues at this time and seconded/final notices have been sent. Stuart and John will contact these property owners. There are now two properties owned by banks and two other properties in foreclosure.

Discussion of Collection Process: Peggy Long will send out "Final" notices soon and liens can be placed on those properties still not in compliance by the end of April.

Fixed Asset Inventory Results: The fixed assets of the association need to be appraised. George and Stuart will work together on the matter.

Reserve Discussion at the Annual Meeting: George reported that we should be able to achieve our goal of \$100,000 in reserve sooner than expected. The topic of the reserve will be brought before the membership at the Annual Meeting.

VII. Environmental

Defensible Space Update: Jim Ernst presented an update on the status of the defensible space projects. The Forest Service has two contracts: Unit 25 (\$12,939.42 for 13 acres @ \$995.34/acre) and Unit 25A (\$3,640 for 8 acres @ \$455.00/acre). The contract for Unit 25 is firm. However, the contract for Unit 25A is up to the contractor. Because of the small amount in the contract for Unit 25A, the contractor may pass. The date for the expiration of both contracts is 12-31-11. Thus, the Board will work aggressively to see that the projects are completed.

VIII. DRC

There was no report for the DRC.

IX. Open Space Issues and Comments.

Because these issues are currently before the Town of Silverthorne for consideration, Vince Lanuza, Dave Anderson, and Bob Kieber excused themselves from the discussion. There has been a request by the owner of the “Triangle” space at the corner of Bald Eagle and Highway 9 to change the use from commercial to residential. The owner proposes to build 4-8 fourplexes on the property. There was a discussion of the project, including questions about access to the property. Also, the Silver Trout property adjacent to The Ponds may come before the Town this summer.

Other Issues: Bob Kieber asked about the status of grants proposals from the sub-associations. George Resseguie said that complete proposals have been received from the The Ranch and The Ponds. However, a request from the Hideaways has not been received.

Motion: Dave Anderson moved and George Resseguie seconded a motion to grant The Ranch \$800 and The Ponds \$2500 for approved projects. Approved

X. Executive Session.

The Board members entered Executive Session at this time

XI. Adjournment

Motion: Dave Anderson moved and George Resseguie seconded a motion for the Board to adjourn at 5:25pm. Approved

Prepared by Len Shipman, Acting Secretary