

# Eagles Nest Property Homeowners Association, Inc.

P.O. Box 24419  
Silverthorne, CO 80498

## Annual Membership Meeting, Saturday, March 24, 2012, 3:00 PM

Meeting Statistics	
Properties Represented by owners in attendance	46
Proxies submitted	215
Total votes cast	261
Required Quorum (20% of 783)	157

### Meeting Minutes

#### I./II. Welcome, Introduction of Board Members and Folder Review

The meeting was called to order at 3:07 PM by Vince Lanuza. Prior to jumping into the published agenda, Vince announced that two board members had resigned this year (Mollie Brunetti and Al Sanborn) since circumstances now cause them to be away from the area more than they are here. Replacing Mollie is Dick Bochan, and replacing Al is John Taylor. Both Dick and John are finishing out the remaining terms of Mollie and Al which both expire in 2013. Vince then walked through both the folders that were distributed to all attendees and the Agenda for the day. Finally, Vince recognized the various people who are members of Eagles Nest Property Homeowners Association, Inc. and are also involved within our larger community in various civic capacities.

#### III. Committee Reports (and Other)

##### A. Design Review (Pinki Faux):

One house has been completed on Golden Eagle and three submittals are before the DRC. Replacements to DRC committee membership that occurred this year are:

Astrid Bassett (replacing Jarisse Sanborn), and  
Jim Beltzer (replacing Jack Hickey).

Also, Darrick Wade who provided architectural support for the DRC is leaving the area and has been replaced by Mike Houx, architect.

Pinki reminded the attendees to let the committee know if you are planning to do **any** painting or any modifications or additions to your property. Clearly, any house painting with the identical colors already on the house, shouldn't present a problem, whereas any change in colors will require specific review as would changes to the building itself. It is better to contact Pinki and the committee before doing any painting or other work, than to have to redo work that is in conflict with the current rules.

B. Environmental:

1. Volunteer Activities, Fire Mitigation/Defensible Space, Dead Tree Policy (Brian Moriarity):

Volunteer sign up sheets are at the front sign-in desk. Please consider signing up for things like trail work, spraying, dead tree clearing, etc. Fire mitigation was helped substantially by the work performed by the Forest Service in helping create a defensible space along the national forest. The ENPHA also contributed to this effort by clearing the area owned by the ENPHA adjacent to the national forest land. Finally, as far as the dead tree policy goes, all property owners are required to eliminate fire hazard materials on an ongoing basis and should periodically inspect their land and take necessary action.

2. Tree Spraying Policy for 2011 } (Stuart Richardson):  
Noxious Weeds

We have been very aggressive since 2005, spraying our trees annually. The pine beetle epidemic has moved on towards Breckenridge and Leadville. Comparing our neighborhood with those that didn't have mandatory spraying clearly justified that it was worthwhile doing it. This year, spraying is voluntary for individual homeowners, although we will still be spraying ENPHA open spaces for one more year. As far as noxious weed control goes, Jim Beltzer is running the program. This year, you have to take action to control the weeds by 7/15 and notify Jim that you did it or the association will do it for you and bill you for the cost. There are 5 backpack sprayers available to borrow from the association if you would like to do this yourself...call Stu if you would like to reserve one of the spraying units. If you have any questions or are uncertain when to do things, review the material you received in the mail, the ENPHA website or contact Jim or Stuart.

C. Treasurer's Report (George Resseguie):

Dues and budget are about the same as last year. Year over year, the budget is \$10K greater than last year's actuals since legal expenses were extremely low and on average, we should expect something greater.

D. Annual BBQ Picnic (Bonnie Guthrie):

Bonnie confirmed the date for this year's picnic as 7/28/2012 and requested that people consider signing up to help on the day of the picnic. If anyone would like to sign up and didn't have an opportunity at the meeting, please contact Bonnie.

E. Insurance Update (Vince Lanuza):

We review our insurance coverage annually...Peter Foley does this for the board. Peter wasn't able to make the meeting, so Vince was reporting for him. We meet the coverage on our properties as required by the Declarations and Covenants. State Farm is our agent. The Board, the Association's Management Team and the DRC are covered as well.

#### F. Eagles Nest Metro District (John Taylor):

This was briefly covered since this has been discussed before and is on the <http://www.enpha.org> website. This district was used to issue bonds. We reissued those bonds in 2000; they will be paid off in 2020, however we are hoping to pay off the debt sooner.

John Taylor did volunteer that if anyone has valuable spruce trees, they should consider spraying them...although the pine beetle problem seems to have abated, the cost of spraying is considerably less than that of replacing a good spruce tree.

#### G. Manager's Reports

##### 1. Compliance (John Ahlquist):

The only item worth mentioning was a reminder to keep your mailing address updated. Among other things, it is used for dues collection, and notices that are mailed to the membership.

##### 2/3/4. Maintenance/Community Center/Open Space/Annual Work Day/Sub-Association Activities (Stuart Richardson):

101 scheduled uses of the Community Center occurred over the last year...usage is going up a little bit each year. Last year, we painted the community center and the pavilion was stained. Work on these properties is reserved for, and the reserves were used so as not to cause a blip in the dues. South Golden Eagle entrance is being worked on this year. Annual work day is June 9<sup>th</sup>; work for a couple of hours and then come for beer and brats in the pavilion. The work efforts this year will be light (no pansy planting). We coordinate with the sub-associations on projects they undertake. For example, this year we are working with the Hideaway on playground development; we will be moving some tables from the community center. (We make minor grants from the ENPHA to the sub-associations based on proposals for public amenities from the sub-associations.)

#### H. Membership Survey (Dick Bochan):

Dick announced that we would be undertaking a survey of the membership to understand what you would like us to be focused on this year. There would be some brief demographics questions, and some multiple choice questions to find out what activities you might want us to promote, and things you would want us to address. If anyone has any suggestions for what we should be asking or thoughts on whether the survey should be anonymous, please contact Dick or Joanna Hopkins (their contact information is on the ENPHA website). The survey will be conducted via e-mail and is to be filled online; it will be sent out after some socialization in the late April (hopefully) time frame.

During the discussion of this item, Dick informed everyone that a recent decision made by the board has opened up the Community Center to groups of predominantly ENPHA members for use. This would enable people to organize club activities, games, or other endeavors to be held at the Community Center. There would be no charge for this usage. Parties or functions which involve the

serving of food or drink as an integral part of the usage, are NOT covered by this decision and will be billed at the going rate for community center usage. Illegal activities of any sort are not permitted in the Community Center under any circumstances. To make arrangements to use the center or if you have any questions, please contact Stuart Richardson.

**I. Community Center Building (Brian Moriarity):**

Brian explained that investigative work has been undertaken to try to understand what might be involved to make sure that the Community Center will be able to support the membership as houses are built out in the future. This is not the kind of project that we believe should be dealt with via an assessment of any kind...a more palatable approach would be to save up and undertake the work some time in the future. There are other issues that need to be addressed (such as parking limitations?) and to go much further would involve enlisting an architect. We need feedback from the membership before we initiate any effort in this regard.

**J. Website (Rich Waterman):**

Due to technical issues, we could not view the website on the projector. Rich proceeded to explain that we recently restructured the web site to make information more intuitive and to include information which people would like to be able to get from the website or provide links to get it. He also indicated that some of the links for sub-associations are no longer working, so if anyone is aware of updated sub-associated web sites, please let him know the addresses. It was suggested that people should periodically access the ENPHA website (<http://www/enpha.org>) since it is updated no less than monthly, and addresses things in our community that are of interest to all of us (like noxious weed schedules, the calendar of activities, and such).

**IV. Election of Directors (Vince Lanuza):**

Vince explained that the three candidates proposed by the board to fulfill the director openings were: Joanna Hopkins, George Resseguie, and Pinki Faux. Vince asked for nominations from the floor. None were offered. The ballots were completed, collected and counted from the membership present in the room. Vince cast the proxies provided in favor of the three nominees as well. In total, 261 votes were cast for each of the three nominees.

**V. Acknowledgements (George Resseguie):**

George recognized Vince for his 8 years of service on the ENPHA board, presenting him with a plaque and a bottle of champagne reflecting our appreciation of his contributions.

**VI. Raven Golf Club Update:**

Things are warming up quickly. It appears we will have an early start to the golf season. New rates for membership/play have been established and are available on the Raven web site or by calling the Raven. The driving range should be open by the end of the week following the membership meeting. Ideas are welcome for what hours the restaurant should be open for dinner, menu items or any other thoughts you

might have.

**VII. Election Results:** (see IV, above)

**VIII. Affirmation of 2012 Annual Meeting and Adjournment** (Vince Lanuza):

Vince declared the meeting adjourned at 4:28 PM.

Recorded by:

A handwritten signature in cursive script that reads "Dick Bochan".

Dick Bochan

Director – Secretary and Communications