

Eagles Nest Property Homeowners Association

P.O. Box 23420
Silverthorne, CO 80498

Board Meeting for Wednesday July 8, 2009

Meeting Minutes

Board of Directors

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

All board members were present. Others in attendance included Stuart Richardson, John Ahlquist, Jack Hickey and Bob Kieber.

I. Call to Order

The meeting was called to order by Vince Lanuza at 3:00 pm.

II. Approval of the Minutes

Motion: Jim Ernst moved and George Resseguie seconded a motion to approve the Minutes for the board's June 11, 2009 meeting. Approved

III. Current/New Business

a. Noxious Weeds: Jim Beltzer reported that this year we are pursuing a zero tolerance policy in the eradication of noxious weeds. He announced that all properties in Eagles Nest have been surveyed. Five or six properties have "substantial infestations". Letters have been sent to 60-70 property owners telling them that they need to spray or pull their noxious weeds by July 23. Properties not in compliance by that date will be sprayed by a weed spraying contractor hired by the association. Property owners will be billed.

b. North Summit WUI Project/Buchanan Property:

A final decision on the resumption of the project has not been made. Because of the ever-present danger from wildfire for the Eagles Nest community, Vince Lanuza will meet with Jan Cutts (US Forest Service) to determine when the project will resume. Jim Ernst has communicated with Jerry Luce to make sure he is prepared to proceed as soon as a final decision has been made approving the WUI project. **Update: On Thursday, July 9, 2009 Vince attended a Summit County Wildfire Council meeting where Cary Green of the US Forest Service reported that the Environmental Assessment has gone through the comment and objection period without any problems. The final decision is to be made by the USFS Washington office and approval is expected shortly. Hopefully, the work on the western border of Eagles Nest will be completed this year as planned.** Jim Ernst reported further that Mr. Luce will remove the trees on the LeCoq property this Saturday, July 11.

c. Tract 10 Boulder Wall:

The Ranch HOA has had an ongoing dispute with Brian Novak, the developer of the Ranch, over the location of a ramp access to Tract 10, formerly owned by the Ranch HOA. The ramp is located between properties at 357 and 359 Kestrel Lane. The Ranch has argued that the ramp was located partly on private property at 357 Kestrel Lane and that a boulder wall located next to the ramp needed to be moved. A survey of the property in question was arranged by the Ranch HOA and it was determined that nearly all of the boulder wall rests on Tract 10, now owned by ENPHA after the transfer of ownership from the Ranch in March 2007. The ENPHA board will have the integrity of the boulder wall evaluated. Vince Lanuza will ask Dan Geitzen, Town engineer, to look at the wall and assure ENPHA that the wall is secure. Privacy is also a consideration as the ramp is located very close to the two properties mentioned above. The board decided that access to the Tract 10 forest should be denied at that location.

Motion: Vince Lanuza moved and Dave Anderson seconded a motion that Vince shall meet with Dan Geitzen, Town engineer, and ask for an evaluation of the integrity of the boulder wall and, furthermore, that Vince will meet with Bill Reed, president of the Ranch HOA, telling him of ENPHA's decision to deny access to the Tract 10 forest at that location and our desire to place a "No Trespassing" sign at the bottom of the ramp. Approved.

d. Annual BBQ/Picnic

George Resseguie reported that 133 reservations have been made so far, somewhat fewer than at this point last year. The lower cost ticket deal will expire on July 14 and he is hoping that we will be more in line with past sales by that date. Tickets can be purchased after the July 14 date, but they will cost more. Stuart Richardson will place a notice at the Eagles Nest entrance even though a board member thought it unsightly. The desire to attract more participants won out over the alleged unsightliness of a sign.

e. Vince's Letter of June 15 to Jerry Luce—Any Response?

Vince has not received a response to his letter, which was copied to Jan Cutts, US Forest Service, dealing with the upcoming resumption of work on the WUI project. The assumption is that Mr. Luce agrees with the Board's expectations contained in the letter.

f. New Secretary for the Association:

Len Shipman will resign from the board following this meeting. There was a discussion of a possible replacement. Dave Anderson will meet with a candidate.

IV. Board Motions Approved Via E-mail/Other Communications

There were no inter-meeting motions offered.

V. Managers' Report

a. Compliance: There were three real estate signs found that did not comply with the association rules (No more than two square feet in size and dark green lettering on a beige background). A property owner has graded property on a hillside for the placement of a swing set. The property owner did not seek DRC approval to do the grading but, more importantly, the grading was done on the neighboring property. There was a discussion of options. It was decided that John Ahlquist will write a letter to the owners of the swing set telling them to move the set and restore the property to its previous grade.

b. Manager's Monthly Report:

The Monthly Manager's Report appears at the end of the Minutes.

VI. Financial

Treasurer's Report: Due to the early date of our meeting, a report from our bookkeeper was not yet available. George Resseguie will supply a monthly update and a mid-year review of our finances. George reported that we now have just one property owner who has failed to pay dues for 2009. Previously, the board approved a number of grants for sub-association projects. The Ponds completed their projects and actually did not need the whole amount made available. We have not heard from the Aspens regarding their approved project. The board approved a \$94 reimbursement to Bill Reed for food supplied to volunteers who worked on a trail project in the forest behind the Hideaways.

VII. Environmental

a. Tree Removal on ENPHA Property: Mike Galvin has completed his work. We contracted with Mr. Galvin to remove town-marked trees in the Ranch hillside forest and in the Fox Valley forest. Galvin removed the marked trees as well as others that died after the marking, and a few trees from other ENPHA open space properties. Galvin has completed his work and has requested payment for tree removal. The total bill was \$16,667 or \$56/tree. Jim is very pleased with Mr. Galvin's work.

b. Healthy Forest Workdays—June 26 and June 27: Again this year volunteers (a total of 13 over the two days) worked in the Ranch hillside forest thinning trees. After Mike Galvin's work and the work of volunteers, the Ranch hillside now appears far more attractive and has a far better chance to thrive and survive.

c. Response to Jan Wiswell's Note: We have received a complaint from Jan Wiswell (347 Kestrel Lane) regarding the tree removal work in the Ranch hillside forest. Specifically, she was concerned about a section above her property in Tract 10 where logs had been dragged out of the forest. Vince and Jim visited her on July 2 to discuss the issue. She was assured that the hillside above and next to her property would be restored.

d. Tree Spraying Program: Al Sanborn reported that 6,595 trees have been sprayed so far this summer and that only 60-100 trees remain. Collections from property owners are going well.

e. Jim Ernst updated the board on the previously discussed possibility of establishing a site in Maryland Creek for the storage of logs. It appears now that it is unlikely the site will be established.

VIII. DRC Report

There are currently 16 projects under construction. The Town will soon grant Certificates of Occupancy to 4-5 projects. It is estimated that 150 out of 250 Three Peaks properties have been developed.

IX. Open Issues and Comments

a. Our concerns and positions regarding the Cottonwood project will be provided to the Town by July 17.

b. The date for the get together for board members, former board members, managers, and spouses will be after our board meeting on August 13. It will be a pot luck affair.

X. Executive Session

At this time the board entered executive session to discuss three items. Decisions were made and approved by the board.

XI. Adjournment

Motion: George Resseguie moved and Al Sanborn seconded a motion that the meeting be adjourned at 4:20 pm. Approved

Submitted by Len Shipman

Next Meeting: August 13, 2009 at 4:00 pm

June 2009 Eagles Nest HOA Manager's Report
Stuart Richardson

Community Center

Work around the Center consisted of monitoring the landscape, irrigation and weed spraying. I turned on the irrigation system, retimed it, and repaired several small heads. The Raven will replace two heads which were faulty. In preparation for the community picnic, I secured the event permit from the Town of Silverthorne. I spoke to a tree removal company and got two loads of chips dropped off for future spreading in the play area and for landscaping. On normal inspection of the crawl area I discovered a small leak in the heating system. I contacted Mid County Plumbing and they repaired it. I have sprayed the Center and adjacent trails for weeds .

Community Center June Usage: 2 paid, 2 free, 1 Work Day, 1 Eagles Nest Metro District, and normal ENPHA functions.

South Entrance

After the initial reconstruction in May, the final reconstruction and landscaping was conducted in early June. The irrigation system was heavily destroyed by the underground electric construction and it took several weeks of Raven work to get the system back in working order. I have asked the Raven to submit an invoice so we can bill Excel. With the wet weather and the rebuild of the irrigation system the South Entrance looks as good as it ever has. I have sprayed for weeds and everything is under control.

Open Spaces

I have sprayed most of the open spaces for weed control. This year's weeds are definitely under control and chamomile is almost absent from the open spaces. Thistle is still a localized problem. I assisted the Ranch/Hideaway Group constructing a new trail paralleling Kestrel Lane. The new 3/8 mile trail is behind the Hideaway and connects with Kestrel access in two locations. We had about 15 volunteers working on the project. Bill Reed of the Ranch led the charge. This new trail shift the access from the former Ranch trail to the new location near the Ranch Entrance. Signs will be placed on the trails next month.

Tree Cutting

Mike Galvin, under contract from ENPHA, almost completed his contract cutting to remove all dead lodgepoles from our open spaces. He should be completed by mid July. We had a complaint about his log storage site along Kestrel Lane. This is being handled and we should get the site restored in July. I reviewed all of the lots which the Town had indicated had not conformed to the June 15th log removal date. The Town's tree removal coordinator, Dave Sederfin, gave me a list of the non compliants and I inspected each lot and reported to Dave. In most cases the trees and logs were removed, but not reported to

Dave. Some log removal is still in progress. I would suspect we will have almost 95 percent compliance by the end of July. The Raven will be the last hold out.

Noxious Weed Program: Compliance

I expect by mid July to have sprayed all open spaces. Currently, 70 percent of our open spaces have been sprayed once, and several sprayed twice.

Tree Spraying

This program is progressing and I have only been assisting Al in a minimal manner. After this season's tree removal we will have to recalibrate our tree inventory and make a new database. The ENPHA should ask the Town for a new tree survey this fall or early next summer if funds are available.

End of Report