

# Eagles Nest Property Homeowners Association

P.O.Box 23420  
Silverthorne, CO 80498

March 11, 2010 HOA Board Meeting 3:00 p.m.

Present: Vince Lanuza, George Resseguie, Al Sanborn, Pinki Faux, Dave Anderson, Stuart Richardson, John Ahlquist, Mollie Brunetti

Vince Lanuza called the meeting to order at 3:02.

There was approval of the Minutes from the February 11, 2010 meeting.

HOA insurance update – Bill Reed was unable to attend this meeting, and this item will be addressed in the April 8, 2010 HOA Board meeting.

Summit County wildfire grant process. Stuart Richardson will look at each piece of property to see if we need any remedial work in order to get grants. We will contact the Ranch and other sub-associations to see if they will join with us in the effort. Individual grants have been obtained in the past by homeowners and others.

Preparation for the HOA annual meeting to be held on March 27, 2010 at 3:30 p.m. Discussion took place about the forthcoming annual meeting. Stuart Richardson has secured a commitment from the Raven, which will host the meeting. Stuart will set up tables and prepare the room. Brief discussion included a review of the agenda.

## Manager reports:

John Ahlquist reported:

Two properties had excessive job identification signs. One was solved with one phone call. The other took four phone calls, but both are now in compliance. There was a call complaining about a garbage can left on the street. This issue was cleared with one phone call.

A question was raised at the DRC meeting on March 2, 2010 about holiday lights still on. Our rules say that the lights must be removed by April 30, but there is no requirement that they be turned off before that date. In researching that issue I found that we have incorrect information on our website about the Town of Silverthorne lighting requirements. This should be deleted from the website.

Stuart Richardson's report has been added to these minutes. He will require the summer schedule of the Three Peaks socials in order to secure the dates on the Community Center calendar.

It has moved, seconded, and approved that the monies to replace the Christmas tree lights has been set not-to exceed \$1000. It was mentioned that one of the streetlights is not working at the North entrance.

### Treasurer's Report

George Resseguie reported:

Dues Collection -- There are 37 "dead beats" as of yesterday. The accounts will be turned over for collection on March 25. Many are repeat "performers". George made the list available to the Board at this meeting.

2009 Accounting -- Peggy Long and George are wrapping up accounting for 2009. Some 2009 expenses have been found for which checks were written in 2010 and these have been reversed into 2009 accounting. Final 2009 Financial Statements will be ready next week.

2009 IRS Reporting -- Peggy Long and George will begin the 2009 IRS reporting in the next week or two, with a goal for completing it by the end of March.

### Environmental Report

Al Sanborn reported that the tree-spray policy letter has been mailed. There are also still two outstanding tree spraying debts. Our attorneys have taken Silver Trout Estates to court to recover.

### Design Review Report

Pinki Faux reported that there is very little activity. One new home is in the DRC process and three other projects are in construction. The Design Guidelines are in the process of being updated and will be posted to the website when completed.

### Ranch Open Space

Bill Reed, the president of the Ranch HOA attended this meeting and reported that one owner's dog run extends 25 feet into the open space. This is one of the first houses to be built in the neighborhood. It was said that the owner received permission that long ago from the developer to construct the run. Two years ago the fence for the run was replaced and the owner indicates that he spoke with an HOA Board member at that time and received permission to rebuild the fence as long as it was on the same footprint.

Issues before us today include a possible agreement to allow the owner to keep it, maintain it, not change it, and agree to not transfer it to a future owner. His attorney would draft the agreement and pay all legal fees. Our attorney would have to look at it also. The HOA is concerned with the probability of adverse possession. No conclusion or agreement was reached at the meeting.

### Executive Session

It was moved and seconded to continue the meeting into executive session and, following that, to adjourn the meeting.

Submitted by Mollie Brunetti  
4/2/10

See Manager's report following page.

**March 2010 Eagles Nest Manager's Report**  
**Submitted by Stuart Richardson**  
**Community Center**

The Boards February 13th Snowshoe party saw 40-60 quests having a grand time celebrating their snowshoe hike. Wine snacks and hearty soups enlivened the snowshoers and the snow even cooperated. The Center hosted three paid social events, one civic and three Board meetings and celebrations.

The packing and filing of the architectural files and Board files continues and now most documents are stored in an orderly fashion.

Residents are scheduling summer social events so if members are anticipating a need please call reserve your first times and date. phone- 262-9024 or homes307@comcast.net

**Open Spaces**

During February the final open space parcel was deeded from the Blue River Land Company to ENPHA. This land transaction completes the land exchange. The County records have been amended and now the property ownership records are complete.

At the Golden Eagle entrance pansies have been ordered for the early June planting and a quote has been provided by the Raven to remove and replace the Christmas tree lights.

The potential transfer of two open space lots owned by the Ranch Association to ENPHA is still in the discussion phase. Several items have to be cleared up prior to the transfer. As noted below wildfire clearing grants have been forwarded to evaluate joint grant submissions.

Monitoring of the Private Road culvert installation continues and the overland flow appears to be flowing into the wetlands between Willow Brook and The Raven Golf Course. The continuance of this flow will be monitored to assure maintaining water levels in the Town's North Pond.

**Annual Tree Spraying Program**

Letters explaining this summers tree spraying program have been mailed and a second one requesting tree counting and contractor assistance will go out shortly. A mid March meeting with the selected tree spraying contractor has been set and hopefully we can proceed with an early spraying program.

As of this date only one delinquent spraying invoice from last year exists and the Board's lawyer is in the collection process.

**Wildfire Grant Assessment**

I attended a County wildfire meeting where the new wildfire control grants were discussed. In the past the Board has worked under similar grants to reduce the fire threat on

open space properties. The grant letters and evaluation mechanisms were sent to the Ranch and Hideaway Sub Associations to garner their interest in pursuing joint grants.

To

date the Board has been active in reducing the fire threat coming from the open space and

National Forest areas. I will discuss some potential measures at the next Board meeting.

**Annual Meeting Preparations**

For the homeowners Annual Meeting the Raven has been gracious to provide the Golf Club House for our meeting on March 27 at 3:30 PM. Additional chair have been arranged and final arrangements will be made following the March Board Meeting.