

Eagles Nest Property Homeowners Association

P.O. Box 23420
Silverthorne, CO 80498

Board Meeting for Thursday, December 11, 2008
Meeting Minutes

Board of Directors

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

All Board members were present except Vince Lanuza and Dave Anderson. Others in attendance: Stuart Richardson (Manager), John Ahlquist (Manager), Jack Hickey, Brian Edney, Bob Kieber, president of The Ponds, and Al Bednarz.

I. Call to Order

In the absence of Vince Lanuza and Dave Anderson, the meeting was called to order by George Resseguie at 4:00 P.M.

II. Approval of Minutes

Motion: *Mollie Brunetti moved and George Fugere seconded that the Minutes for the November 13 meeting of the Board be approved. Approved*

III. Current/New Business

- a. Replacement for George Fugere: A number of possible replacements for George Fugere were mentioned (it would take more than one to adequately replace George!). Brian Edney agreed to contact one possible candidate. George's departure from the Board will be effective December 31, 2008.
- b. Insurance: Dave Anderson has completed a review of our insurance coverage with State Farm in Frisco. There was a discussion of possible changes to the coverage, but the issue was tabled until the full Board could review Dave's report.
- c. Acquisition of Fox Valley, Parcel A: Len Shipman reported that the transaction is now complete. George Resseguie has filed the Quitclaim Deed with the County Clerk.
- d. Changes at the Raven:
 1. Maintenance Contracts: Stuart Richardson has met with Caleb Kehrwald, the Golf Course manager of the Raven. According to Stuart, Mr. Kehrwald seems interested in working with the Board on issues of mutual concern. All contracts with the Raven (snow removal and maintenance) remain in force after the change of ownership. Stuart discussed the possibility of using Raven golf course water at the South Golden Eagle entrance instead of Town water, but no final decision was reached. It was suggested that the Board extend an invitation to Mr. Kehrwald asking him to attend a future meeting, possibly in February.
 2. Raven Snow Fighters: See above

3. Letter of Recommendation for Trevor Broersma: Vince Lanuza has prepared a letter of recommendation for Trevor. Our Board was entirely satisfied with the work Trevor did for the Association and that was reflected in the letter of recommendation.

e. Annual Meeting Preparation and Assignments: It was agreed that there should be more discussion of this at the January meeting. Len Shipman will prepare an assignment sheet. Since our Annual Meeting last year was quite lengthy, it was suggested that we not have a guest speaker.

f. Holiday Lighting: This year our holiday lights were not turned on until well after those for the Town.

Motion: Jim Ernst moved and George Resseguie seconded a motion to turn on our holiday lights on Thanksgiving and turn them off on or about January 15, in coordination with the Town's tree lighting. Approved

g. Ranch Hillside Forest Signage: Len Shipman reported that some users of the trail in the Ranch hillside forest have trespassed onto private property adjoining the forest. The part of the trail that descends from the upper western section of the seven-acre forest along the Raven's ninth fairway needs signage. Len recommended that three signs (a "TRAIL" sign with a directional arrow and two "NO TRESPASSING, ENPHA" signs) be placed at the point where the lower part of the trail turns and moves east.

Motion: George Fugere moved and George Resseguie seconded a motion permitting the expenditure of signs, not to exceed \$300. Approved

h. Ranch HOA Forest Transfer Request, Parcels 1 and 2: Len Shipman said that the Ranch HOA is interested in determining if the ENPHA Board would be willing to accept two remaining forested parcels (1.81 total acres) that are still owned by the Ranch. These two parcels should have been included when ownership of Tract 10 was transferred to ENPHA in the spring of 2008. Len said that, like Tract 10 and the recently acquired Fox Valley, Parcel A, these parcels have a value to the overall ENPHA community. The Board expressed an interest in pursuing this matter, but our budget for 2009 has been approved and there would be considerable expense associated with the maintenance of the parcels. We would be willing to negotiate with the Ranch Board in the hope of working out a future transfer.

IV. Board Motions Approved Via E-Mail/Other Communications *There were no inter-meeting motions.*

V. Managers' Report

a. Compliance: John Ahlquist said there was just one issue that arose since our last Board meeting. A resident on Stellar Lane, a private road, called John complaining that the town snow plow operator was leaving a large berm across Stellar Lane after plowing the adjacent town street. John called Public Works and was assured the problem would be corrected.

b. Maintenance/C.C Reservations: Stuart Richardson said that there are two paid reservations for the Community Center in December and four or five already for the new year.

VI. Financial

a. Treasurer's Report: George Resseguie gave a year-end report of our budget situation. We will finish the year with a small deficit due largely to tree removal expenses. This shortfall will be offset by using funds from the Wildfire Mitigation reserve account to ensure our 2008 total year revenue and expenses are equal.

b. Status of Unpaid Accounts for Tree Spraying: There was no new information to report. The accounts of property owners who have failed to pay for tree spraying have been turned over to our attorney for collection.

c. Sub-association Grant Requests: The Board received funding requests from two sub-associations, the Aspens and the Ponds. We also received a written request from Valley Greens, but it did not include a specific monetary amount or enough detail for the Board to make a determination of assistance.

Motion: *Len Shipman moved and Mollie Brunetti seconded a motion to provide grant monies in the amount of \$300 to the Aspens for plantings, \$1646 to the Ponds for the purchase of four benches, and \$1000 to the Ponds to pay part of the expense for replacing an irrigation system at Bald Eagle and Highway 9. Approved*

d. Tax Abatement Update: There was no new information to report.

VII. Environmental

a. Pine Beetle Spray Policy for 2009: George Fugere reviewed the policy developed by the special committee. Essentially, the committee recommends the continuation of our tree spraying program as the only effective way to deal with the MPB problem. We are urging property owners to thin, spray, fertilize, and water smaller trees, as they are the future of the forest. The Pine Beetle Spray Policy will be posted on our website and further elaboration will be forthcoming in the letter announcing the tree spraying program sent to property owners early next year. Bob Kieber (Ponds) asked that he be contacted and that the Ponds be included in the tree spraying program in 2009.

Motion: *George Fugere moved and Len Shipman seconded a motion to adopt the special committee's proposed Pine Beetle Spray Policy for 2009. Approved*

b. Slash Pile Burn Permit: Jim Ernst, confident that the burn permit process was finally complete, announced that volunteers would meet at Tract J at 7:00 A.M. on Friday, December 12, to begin burning slash piles. (Update: Ten slash piles were burned, without incident).

VIII. DRC Report

Current Activity: Mollie Brunetti reported that 3 homes are just beginning construction, 19 homes are further along in construction, and 5 homes are almost finished.

IX. Open Issues and Comments

There were no other issues or comments.

X. Executive Session

The Board members present then entered executive session to discuss a legal matter.

XI. Adjournment

Motion: *Len Shipman moved and George Fugere seconded a motion for the Board to adjourn at 5:30 P.M. Approved*

Submitted by Len Shipman

Next Meeting: January 8, 2009, at 4:00 P.M.