

## **Eagles Nest Property Homeowners Association**

P O Box 23420  
Silverthorne, CO 80498

### **Minutes of HOA meeting July 8, 2010**

Present: Vince Lanuza, George Resseguie, Jim Ernst, Dave Anderson, Stuart Richardson, John Ahlquist, Jim Beltzer

Meeting was called to order at 4:00 by President Vince Lanuza

#### Environmental Report by Jim Beltzer

The surveying by the volunteers on the Eagles Nest properties has been completed. There were 61 property owners who were notified of the presence of noxious weeds on their property, either by e-mail or regular mail. They were given until the end of July to take care of their noxious weeds, and were advised that if they had not done so, the HOA would begin spraying on or after August 1st.

Foothills Vegetation Management will again handle the spraying. Several sub associations will be taking care of their own noxious weeds. The oxeye daisy is become more of a problem and is spreading from the lower more mature neighborhoods up the hill.

The golf course continues to be a major problem. They are not spraying. As a consequence Eagles Nest is seeing more musk and Canada thistles and adjacent property owners to the golf course are taking the biggest hit.

Stuart Richardson is spraying the HOA areas and he, Jim Beltzer and others have noticed that there are many more noxious weeds along the rights of way. Summit County Weed program has sprayed those rights of way at least once.

This year the volunteers have been assigned properties on specific streets and the surveying and accountability has improved over previous years.

#### Managers' Contract

George Resseguie reported that the HOA board should have updated/renewed the Manager's contract with Eagles Nest Management Services, Inc. as of June 1, 2010. The board agreed to extend the Manager's contract to the next board meeting at 4 PM on Thursday, August 12, 2010. The board assigned a committee existing of Jim Ernst, George Resseguie to: (1) Review the current contract; (2) Compare the contract with ENMS's services from the date of the current contract to the current date; (3) Decide on any recommended changes, if any, to the contract; (4) Discuss our findings with the principals (John Ahlquist, &

Stu Richardson) of ENMS and get their input; (5) Arrive at an agreement on changes between the HOA committee and ENMS; and (6) Present the findings and the HOA committee's recommendation to the board at the August 12th meeting."

Vince discussed the following with all who will be involved with the process (all meetings will be at the Community Center):

- Jim Ernst, George Resseguie and Vince will meet at 9:00 AM on Thursday, July 22 to discuss the management contract.
- Jim, George & Vince will meet with John A. & Stu at 9:00 a.m. Tuesday, July 27 to discuss with them the discussion and review we had on July 22nd. We will make every attempt to arrive at a conclusion that will be satisfactory to all parties. If necessary, we will schedule another meeting.
- A report will be prepared to submit to the entire board at an executive session at the August 12th board meeting. Hopefully, we can then go back to the regular board meeting and make a motion.

### Bears

We all discussed the presence of bears in our community. We provided information via emails to all HOA members regarding the presence of bears and from the Colorado Division of Wildlife on how to keep bears out of the community. Unfortunately, one smaller bear has already tasted food and most likely will keep coming back.

### Cottonwood Facility

George Resseguie reported that the HOA will soon be reviewing the plans of the proposed Cottonwood facility (north of the school and east of route 9). David Anderson and I as members of the Town Council will have to recuse ourselves from any discussion on this matter.

### WRNF WUI Stewardship Project

Vince signed a contract with the USFS allowing the Cohlmiyas' and Lanuzas' shared driveway to be used as an access point to perform fire mitigation work on USFS property on the western border of Three Peaks. Vince will provide the USFS with the contact information for the property formerly owned by the Buchanans. The USFS has submitted requests from proposals from contractors to do the work on the project.

### Acquisition of Ranch Property

Vince sent an email to Ranch HOA president Bill Reed informing him that the ENPHA board unanimously voted not to accept the property in question until the dog run issue has been taken care of properly. Vince has not received any report back from Bill or other Ranch board members.

### Dead Trees on Private Property

In Stu's emailed manger report he commented on Tree Safety Program focusing on dead trees that are close to roads, private drives, etc. that if fallen they could endanger the safety of others. We discussed this in more detail at the meeting. Stu and Jim Ernst have been contacting the homeowners via various means (phone, email, letter) with dead trees as described above. The forgoing actions were taken to prevent possible injury to HOA members and others. The Town has an ordinance requiring that property owners cut down and remove dead and diseased trees. We recommended that either Stu or Jim Ernst contact David Siderfin of the Town police to ask him to take action and prioritize with the focus first on those dead trees that impose a danger to others (the focus will be on those who Stu & Jim E. have contacted and have not received a favorable response).

### Dead Trees on HOA Property

Stu partially addressed this in his emailed manager report and at the meeting provided an update on the work done by Mike Galvin who the HOA hired to perform work on HOA property.

### Tree Spraying

In his emailed manager's report Stu provided an update on the current tree spraying program. Al S. recommended that we seriously consider the process for tree spraying next year such as should it still be mandatory? This would be a topic for a future board meeting and those involved in the tree spraying process over the years should put their heads together and come up with a proposed process.

### DRC

Pinki told Vince before the meeting that is not any new activity at the DRC.

### Compliance issues

John Ahlquist is still working on the dish on tree. Other issues involve a boat trailer and ATV trailer as well as a motor home. All have been resolved. There was also a tradesman trailer involving a remodel. There were two out of compliance real estate signs in the Aspens.

### Past Due Accounts

Six still are open, with 1 making \$55/month payments. Collection efforts w/Madeline Duncan and Someday Enterprises are proceeding with the other 5.

### Picnic

As of today, we have 100 attendees signed up, somewhat fewer than last year. We probably will end up with a \$2,400-\$2,600 shortfall (costs higher than revenue).

#### Financial Reporting

Will start providing financial data such as cost versus budget at the August meeting.