

Eagles Nest Property Homeowners Association

P.O. Box 24419
Silverthorne, CO 80498

Board Meeting for Thursday, September 8, 2011

Meeting Minutes

Board of Directors

Vince Lanuza, President
Peter Foley, V. P. and Facilities
George Resseguie, Treasurer
Pinki Faux, Design Review
Al Sanborn, Environmental
Brian Moriarty, Environmental
Mollie Brunetti, Secretary/Communications

All board members were present except Mollie Brunetti, Pinki Faux, and Brian Moriarty. Others in attendance: Stuart Richardson, John Ahlquist, Len Shipman, Rich Waterman, Astrid Bassett, and Paul Camillo.

Call to Order

The meeting was called to order at 4:00 PM by Vince Lanuza.

Approval of August 2011 Minutes

Motion: *George Resseguie moved and Peter Foley seconded the motion to approve the Minutes for the Board's August meeting. Approved*

Current and New Business

Defensible Space Update: Vince reported that the project is proceeding. A number of trees (perhaps 30-40) still need to be removed from ENPHA property along the western boundary. A clean up of the project site will take place in which slash piles will be developed and later burned under permit, that is, if both the USFS and the Lake Dillon Fire Department agree. Vince and Stuart will walk the project site with a Forest Service official to make certain that the work was done and done properly.

Status of Cluster Mailbox Project: Vince mentioned that Linda St John and Marci Whitehead have met with the Post Office and Bill Linfield, Town of Silverthorne Public Works Director, regarding the possible installation of cluster mailboxes in Eagles Nest. They will eventually make a presentation to the ENPHA board.

Recent Neighborhood Burglary: Vince previously sent an e-mail alert to Eagles Nest property owners about the burglary warning members to be vigilant and to lock doors.

Dead Tree Danger: Brian Moriarty has toured Eagles Nest looking for standing dead and dying trees that pose a danger to persons and property. Since the Town of Silverthorne has an ordinance requiring property owners to remove dead trees, Vince has asked Police Chief Hanschmidt to send letters to property owners telling them of the necessity of tree removal. ENPHA will help with the enforcement.

C.C. Expansion Status: We are still looking into the possibility of Community Center expansion. Brian Moriarty has met with Derrick Wade and checked with Michael Johnson (Town of Silverthorne) to find and study the original plans for the building. Under discussion is a 20 or 25 foot expansion of the east wall of the building.

Manager's Report

Compliance: John has distributed his monthly compliance report to the board (attached). One "burning" issue of concern has to do with open-air fire pits. John reviewed the language in the Decs regarding "exterior fires". Some types of fires are permitted, but the Decs warn that "No owner or owners shall permit any condition on his

lot or lots which creates a fire hazard or is in violation of fire prevention regulations.” John believes that open-air fire pits pose such a fire hazard. He asked for guidance in the enforcement of the Decs on this issue. All board members agreed that open-air fires in fire pits should not be allowed under the Decs and that John should continue his enforcement accordingly.

Manager’s Report: Stuart has previously distributed his monthly report to the board (attached). Stuart focused on his work this past month on the western boundary project. Clean up on the project remains. Some 30 or more trees on ENPHA property remain that should be removed. Also slash piles should be created and later burned. A permit will need to be obtained. Vince suggested that ENPHA should apply for a grant from the Wildfire Council to complete the work.

Treasurer’s Report

George previously distributed his report to the board (attached). He mentioned that there are 4 outstanding accounts and collection efforts continue. We now have financial results for the picnic and have determined a net cost of about \$2,900 (expenses exceeded receipts), which is considered excessive. George will work with Bonnie Guthrie to review cost reduction options and plans to increase attendance for the 2012 picnic. He will provide recommendations at the October board meeting. Previously, George filed necessary forms with the IRS. He was told that the forms were “incomplete”. Dutifully, he asked the IRS what was incomplete, but he has not received a response as of this time. Concerned about the possible unanticipated cost of the additional tree removal, Vince asked George if there was money still available in the budget to pay for additional tree removal. George believes the money is available.

Insurance Update

Peter has been working on a thorough review of the association’s insurance coverage. He has discussed our coverage with Rob Nelson of State Farm (Frisco), the current provider. Peter checked with the Decs regarding minimal required coverage and discussed the possibility of additional coverage with the board. Some areas of concern were reviewed and Peter will continue to evaluate the coverage and seek other bids. He will report later on his findings.

Motion: Peter Foley moved and George Resseguie seconded a motion to buy an additional \$1 million of liability coverage for the remainder of 2011, at a prorated premium of about \$200, making the insurance policy limits consistent with the requirements in the Decs and Covenants. Approved

Environmental Report

Brian Moriarty was absent from this meeting.

DRC Report

Astrid Bassett and Paul Camillo were present to supply the DRC report in Pinki Faux’s absence. The main issue of concern before the DRC at this time is the proposed PUD for Silver Trout Estates. The DRC has only had a chance to review a “conceptual” plan for the development. When actual, detailed plans are submitted by the developer, the DRC will do their review. The DRC has made the Town aware of the requirement that all building plans for STE be presented and reviewed by the DRC. George will contact the Silver Trout developers and monitor their progress, help with non-DRC HOA issues, etc. Paul further mentioned that the DRC has interviewed 6 candidates to replace Derrick Wade. They will inform the board once they have made their selection.

Adjournment

Motion: George Resseguie moved and Peter Foley seconded the motion to adjourn the meeting at 5:10 PM. Approved

Submitted by Len Shipman

Next Meeting: Thursday, October 13, 2011 at 4:00 PM