

Eagles Nest Property Homeowners Association

P.O. Box 23420
Silverthorne, CO 80498

Board Meeting for Thursday, November 12, 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 except Mollie Brunetti. Others in attendance: Stuart Richardson, John Ahlquist, Brian Edney 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 October 8, 2009 meeting. Approved

III. Current/New Business

a. Reception for John Taylor:

E-mail invitations have been sent out to the membership for the reception honoring John Taylor who has been chosen to be the Summit Foundation's "Outstanding Citizen" for 2009. The reception is scheduled for Sunday, November 22, from 4:00 pm to 6:00 pm. Stuart Richardson is responsible for refreshments.

b. Planning Calendar:

A yearly Planning Calendar has been developed for the Association. The calendar shows the key activities for each month and will be displayed in the board's conference room and posted on the ENPHA website. Board members were asked by Len Shipman to get any changes to him ASAP.

c. Advertising: Website/*Eagles Nest News*:

Len Shipman suggested the board consider allowing advertising on the website and in the *Eagles Nest News*. There are various businesses—for example, landscapers, painting contractors, plumbers, housecleaners, restaurants, etc—who might be interested in advertising to our members. Funds derived from advertising could be used to defray the cost of maintaining the website. Dave Anderson offered to develop an advertising policy and cost structure for advertising to be presented at the board's December meeting.

d. Secretary Position:

Len Shipman will leave the BOD at the end of the year. Mollie Brunetti has offered to take over the position to the delight of board members. Len has created a list of the secretary's duties and suggested that assistance be given to the secretary in two areas: preparation of the *Eagles Nest News* and preparation for the Annual Meeting. These are two duties that require an intense amount of work over a short period of time. Board members expressed their willingness to help.

Regarding the transition, Mollie would then remain on the board and simply move positions. Len's term (which expires in 2012) would be filled by Pinki Faux, the new chairperson of the DRC. Pinki's selection would then need to be ratified by the membership at the Annual Meeting in March. It was suggested that we formally adopt a date for the Annual Meeting.

Motion: George Resseguie moved and Jim Ernst seconded a motion to have the Annual Meeting of the Association on Saturday, March 27, 2010. Approved

e. Sub-association Meeting Review:

The Board reviewed the sub-association meeting held in October. There was a good turnout, with six sub-associations represented. All Board members were present. Dave Anderson and George Resseguie have received three grant proposals which will be evaluated at the board's December meeting.

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

There were no inter-meeting motions offered.

V. Managers' Report

a. Compliance:

Even though John Ahlquist has contacted the owner, the roofing tiles discussed at our previous meeting have still not been removed. Vince Lanuza suggested that John make one last effort to talk to the owner before we send an enforcement letter. The enforcement letter would detail our schedule of fines. Also, John is in the process of doing an annual review verifying owner mailing addresses using County records. When completed, John will pass his findings on to Peggy Long.

b. Manager's Monthly Report:

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

In addition, Stuart Richardson presented three contracts he has negotiated with the Raven.

Motion: Dave Anderson moved and George Resseguie seconded a motion to accept the contracts from the Raven: Community Center maintenance for \$2750; South Golden Eagle Entrance lawn mowing and maintenance for \$5725; and Snow Removal at the Community Center for \$1500 plus \$50/hour for additional services, as needed.

VI. Financial

Treasurer's Report:

George Resseguie reported that, as of October 31, the projected year-end expenses exceed revenue by \$15,330 as compared to the budget shortfall of \$12,500. The 2009 budget provides that any shortfall would be covered by reserves; however, other possible scenarios to cover the shortfall were discussed. The 2010 budget and dues level are being finalized and, as reported previously, a dues increase of between \$15-\$25 per property owner is expected (note that if reserves were not tapped to cover the shortfall in 2009 the effective dues level would have been \$145). The budget will be finalized at the Board's December meeting.

Also, one of the budget items for 2010 incorporates an offer to take over forest parcels from the Ranch and the Hideaways. Len Shipman was asked to communicate an offer to the two associations. The ENPHA offer would be to take over the maintenance of their forest parcels, leaving the status of the parcels as Open Space in perpetuity. The offer is to share expenses 50/50 in 2010 (about \$4,000 for ENPHA) and then ENPHA will cover the total cost of maintenance thereafter (projected at \$6,000 per year with tree removal costs expected to decrease after 2009-2010). Len will report back to the board after receiving responses from the two associations.

VII. Environmental

a. Twig Beetle/Other Issues:

Jim Ernst reported on a meeting he had organized earlier in the day to determine what the Association should do in the coming year regarding the Mountain Pine Beetle, the IPS beetle, and a new forest threat, the Twig Beetle. Various representatives from the state forestry, Town of Silverthorne, spraying contractors and the BODs were present. It appears that the Association's program to deal with the MPB is working. Jim asked the group for guidance in dealing with the Twig beetle. Apparently, the Twig beetle is around for just a couple of years and then moves on. When it attacks a tree it is far less likely to kill the tree. However, if a tree is already weakened, the beetle attack is more likely to be deadly. The beetle does migrate up to four times during the spring and summer so more spraying is necessary. Some at the meeting suggested that the board develop a detailed forest maintenance plan. Len Shipman thought such a plan would be helpful but raised the issue of cost. Several years ago (2006 or 2007) he received a proposal for managing the seven acre Ranch forest from a local forester and the cost would have been \$17,000. That did not include any money for trees—to plant trees, to spray trees, or to remove trees. The board decided that there is plenty of free advice out there, particularly from the State of Colorado and, with the help of volunteers, we could manage our forests in a professional manner. Jim plans to meet with the Town and urge them to modify their tree removal ordinance in order to deal with the Twig beetle threat.

b. Tree Spraying Collection Issues:

Al Sanborn reported that there are currently five properties, including Silver Trout Estates that are delinquent in paying for tree spraying.

VIII. DRC Report

In the absence of Mollie Brunetti, John Ahlquist reported on DRC activity. Apparently, there is one new property in the "concept" stage.

IX. Open Issues and Comments

Brian Edney said that he and Brian Moriarty are in the process of talking with a preservationist regarding the Two Cabins site. Some aspen trees that have threatened the site have been removed, but much more work remains. Once they talk with a preservationist and develop a plan, it will be presented to the board.

X. Executive Session

The board went into executive session and reviewed a legal matter. The Association has placed a lien on a property and that property is now in foreclosure.

Motion: Vince Lanuza moved and Jim Ernst seconded a motion to approve the decision made in Executive Session. Approved

XI. Adjournment

Motion: Dave Anderson moved and Al Sanborn seconded a motion that the meeting be adjourned at 4:30 pm. Approved

Submitted by Len Shipman

Next Meeting: December 10, 2009 at 4:00 pm

The Manager's Monthly Report follows

October 2009 Eagles Nest Management Report
Stuart Richardson , Manager

Community Center

Maintenance work at the Center consisted of repairing a leaking toilet and refilling all of the outside heater propane bottles. Routine 3-4 day checks on the Center are made to ensure the proper operation of the heating system. DRC files needing refilling were also done during these checks. The outside lighting system was also retimed to account for the winter lighting schedule. The Center heating system and plumbing systems are all working as designed. During October the annual Sub Association Meeting was arranged and hosted at the Center. During the October the Center was used for one social and three Board and sub association functions. Subcontracts with the Raven to continue snow removal and landscaping were made for Board approval in November.

Open Spaces

With the report of the Town's Infected Tree Survey I inspected the concentrated areas of the Twig Beetle infestation. These pests present a new problem that can only be resolved by removing the infected small trees. For the most part they appear to be in major clumps of activity so they will be easy to cut out and remove the impacted trees. A November meeting will be held on this problem. The tree survey indicated that the Major Pine Beetle Infestation was subsiding and the spraying controls the Board had in place from 2001 had taken hold with the number of new hits being down to less than 1% of the standing trees.

A property line check of Lot J indicated that a14 infected trees were in fact on HOA property. These will be schedule to be removed and burned this winter...

A burn permit was obtained for the Arnica burn pile. This pile was subsequently burned in October. Reseeding the burn spot will be conducted next spring.

Several inspections of the Raven's Pine and Aspen standing and downfall cutting program were made during the month. This program is progressing and of this date I would estimate that almost one half the dead logs have been cut and stacked for subsequent burning

Contact was made with the construction superintendent at the house at 620 Two Cabin Drive. The problem here was the reclamation of the Forest Middle Trail which was disturbed by the house construction. He said the gravel trail would be replaced shortly.

Subcontracts for the Raven to provide Landscaping service At the South Golden Eagle Entry were made for Board approval in November.

Town and Agency Interface.

In response to the Town Tree Survey I attended a Town Work Session to discuss the survey results and next years tree removal program. It appears with the delay of the Cottonwood Maintenance facility the brush storage yard will be in operation next year.

In response to a Board request to get better Eagles Nest Mapping I called to Towns IT Technician and ordered 3 high resolution property maps. These will be used to denote trails and other HOA properties.

End of Report
