

Eagles Nest Property Homeowners Association

P.O. Box 24419
Silverthorne, CO 80498

Board Meeting for Thursday, February 9, 2012

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
- Dick Bochan, Secretary/Communications (see item III A, below)

All board members were present. Others in attendance were: Len Shipman, Joanna Hopkins, Rich Waterman, and John Ahlquist and Stuart Richardson of Eagles Management Services, the ENPHA management company..

I. Call to Order

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

II. Approval of Minutes for January 12, 2012

Motion: George Resseguie moved and Peter Foley seconded the motion to approve the Minutes for the Board's January Meeting. The motion was approved.

III. Current/New Business

- A.** Board of Directors Vacancy/Vote: As a result of Mollie Brunetti's resignation from the Board a replacement needed to be installed by the Board. ***Motion: Brian Moriarity moved that Dick Bochan be installed to replace Mollie Brunetti for the remainder of her term as Board Member – Secretary/Communications (which will expire at the end of March, 2013). The motion was seconded by Peter Foley. The motion was approved.***
- B.** Annual Meeting Announcement Letter/Packet: George Resseguie informed the board that everything is lined up to get the meeting announcement and related information out a week from Friday (February 17, 2012). Vince Lanuza indicated the President's letter will include a request for members to consider volunteering

for future Board positions. Rich Waterman requested any information going out in this regard to be provided to him for inclusion in the website.

- C. Annual Meeting Agenda/Assignments: Vince and George circulated the proposed agenda/assignments for comment. Subsequent discussion indicated some change to the Agenda to be appropriate. Modifications will be made before release. No changes to any assignments made were brought up for discussion.
- D. Burning of Slash Update: Vince met with forest service and fire department personnel regarding the burning of slash left over from the creation of a defensible zone. Although all participants agreed in principle, no resolution was reached as to the disposition of the slash. Additional work will be required to drive this to conclusion.
- E. Noxious Weed Control / Upcoming Meeting: The Town of Silverthorne (TOS) and John Taylor will be meeting with the Raven Golf Club (Caleb Kerwald) on the control of noxious weeds on their property as part of their outreach to the community at large on the noxious weed issue. Stuart Richardson will be following up with Caleb to see if perhaps we can partner with the Raven to get things sufficiently remedied, including providing funding (about \$1,000 per Stuart) and volunteers for spraying weeds in areas that border ENPHA properties. John will update Jim Beltzer, who manages the Association's noxious weed eradication program.
- F. Representative to Wildfire Council: Vince is the TOS representative to the Wildfire Council. The membership of the Council includes appointed members from formal organizations (such as Vince from the TOS) as well as others with interest in participating....but without any particular affiliation to a large group. Vince thinks it would be advantageous if our HOA could get a member appointed to the Council as our HOA's representative, and has volunteered to be that representative.
- G. Billing Rates: The rates that the HOA is paying for legal services appear to be at the top end of the range for such services ... and do not reflect any schedule reductions for "lesser skilled" associates. By comparison, other similarly situated organizations are paying less currently. For example, the TOS is receiving legal services from Water Attorneys serving TOS at half the rate we are paying. Finally, other licensed professionals have expressed interest in our business. This item has been investigated by Vince and Peter who will continue to study the alternatives.
- H. Possible Expansion of Community Center and other initiatives: It has been proposed that the HOA membership could benefit by an expansion to the Community Center. It was determined that we need to develop a complete understanding of current issues and the alternative solutions that various building choices could provide, along with the costs involved. Further discussion

suggested there could be other initiatives that might warrant our attention. It was concluded that before undertaking significant effort on this item, we should make sure we have the participation of the larger membership in formulating or identifying the aggregate needs of our community for this and/or other undertakings. This item is being championed by Brian Moriarity with participation by other interested ENPHA members. Discussion embraced the idea of preparing a questionnaire, to be distributed to the membership asking for their opinions about the expansion and other issues. This topic will be presented at the Annual Meeting as "Possible Expansion of the Community Center", with accompanying handouts at the meeting as appropriate. Work will be continuing on this item.

- I. Policy Regarding Member E-mail Addresses: Discussion was held on allowing people or organizations to use either our e-mail listing of home owners, or the companion list of mailing addresses for those home owners. ***Motion: It was moved by Brian that we reaffirm our existing policy of not providing or approving the use of this information to any group (except at the direction of the board for either HOA business or the benefit of the members). The motion was seconded by George Resseguie. The motion was approved.***

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

There were no Board motions offered since our last meeting.

V. Manager's Report

- A. Compliance: John Ahlquist reported little activity this time. There was one complaint by a resident regarding the decorations employed by another. Given the particulars, nothing fell within the purview of the HOA...the issue needs to be addressed by the two homeowners directly.
- B. Manager's Monthly Report: Stuart reported that the snow shoe party was well received, and, that expenses to the HOA for having sponsored it will not exceed \$600. ***Motion: It was moved by George Resseguie and seconded by Pinki Faux to authorize expenditures for this activity up to \$600. The motion was approved.***

Also, some discussion had recently circulated in the community about needing to turning off the Christmas Lights at the entrance. This had been discussed in past years and the rule was established that shutting them off on February 15th was appropriate. We will continue to abide by that decision.

Stuart's Manager's Monthly report is attached to these minutes.

VI. Financial

- A. Treasurer's Monthly Report: Financials for 2011 are done; formal statements will be issued shortly (waiting for some programming changes to generate the reporting format we need). Key item – we have a \$19,000 surplus for 2011.
- B. Discussion was held about the need to write a number of small checks reimbursing members for expenditures on the HOA's behalf. Cash could be dispensed instead; the requirement for presentation of receipts would still be in place and would provide adequate auditability. *Motion: Brian Moriarity moved that the Treasurer be authorized to keep a petty cash fund of up to \$250 to reimburse such expenditures without the need for checks to be written. Peter Foley seconded. The motion was approved.*
- C. Dues collections are proceeding without any issues with the exception of two properties in Fox Valley. Stuart and George will work with representatives from their Board to resolve a possible overbilling in previous years (\$1,250).

VII. Environmental

Al Sanborn indicated there was nothing to report this month.

VIII. DRC Report

- A. Report: Pinki Faux reported that the DRC has a new architect on board, Mike Houx.

Two new houses are in the beginning stages; one on Easy Bend Trail and one on Game Trail.

Mike Houck's associate is organizing our files to allow for appropriate and timely retrieval in the future. Peter will look into records retention rules that govern the minimal period of time we have to retain such records.
- B. Request for Estoppel Certificate: Although most often deployed in landlord-tenant relationships, a request was made to the ENPHA to provide such a certificate for a property being sold in our HOA. Pinki, John, Peter and Vince looked into the request and found that it would require inspections by the DRC and the Town, at some expense to the buyer. Pinki got back to the realtor and the request was dropped. Pinki, John, Peter and Vince will look into this further and come up with the final resolution.

IX. Open Issues and Comments

- Rich Waterman requested everyone to get any material to him that they want included on the website. During this discussion, it was mentioned that this year:
 - The community work day will be on June 9th, and,
 - The ENPHA picnic will be on July 28th.

X. Executive Session

(None Needed.)

XI. Adjournment

Motion: George Moved and Brian seconded the motion for the meeting of the Board to adjourn at 5:35. The motion was accepted.

Date of Next Meeting: March 8, 2012 at 4:00 PM.

Submitted by:

A handwritten signature in black ink that reads "Dick Bochan". The signature is written in a cursive, flowing style.

Dick Bochan, Secretary

Attachment: Stuart Richardson's Manager's Monthly Report, February, 2012

February 2012, Manager's Report

Stuart Richardson

COMMUNITY CENTER

- I coordinated this year's Snow Shoe and Social Party at the Community Center and it saw 60+ partiers have a wonderful evening. The main soups were provided by Dave Anderson and Marty Richardson. The Brats were skillfully grilled by grill masters Mike Kimball and Russ Camp. And special thanks to our Show Shoe Tour Leaders John Taylor and Brian Moriarty. Based on the comments a Fall Rendezvous Party was requested.
- With the cold and small snowfall I have monitored the Community Center on a tight schedule. All mechanical systems have been working as designed and the Center is snug and warm. Cleaning is being performed as necessary. For the light snowfalls I have been doing the sidewalk and step snow removal.
- I have purchased keys for the new Board and Design Review Board members.

OUTREACH SUB-ASSOCIATION INTERFACE

- I have coordinated with the Fox Valley Association Manager to determine the facts regarding their correct payment of lot dues. They have requested a discussion at the next Monthly Board Meeting.
- Since next year's tree spraying program is voluntary, the Ponderosa Association has requested their trees be sprayed when we spray our open spaces. I have called the contractor and apprised him of our intended spray program. He said the cost would be nearly the same as last year.
- I have asked the Town officials of the surplus recreational equipment disposal program for this summer, and they replied the Hideaway Association would be welcome to bid on this equipment for their pocket park development.

ENVIRONMENTAL PROGRAM

- I submitted a discussion of this year's voluntary tree spray program which will go out to all residents. This program will not be coordinated by the Board and all residents can call the referenced licensed tree sprayers and arrange for their own tree spraying. We will spray our own open spaces and coordinate for the Ponderosa Association's open space spraying.
- For the upcoming weed spraying program I will inventory our chemical needs and submit a request to the Board.

CHRISTMAS TREE LIGHTING

- I will ask the Board when to turn off the Associations Christmas Lighting.