

# Eagles Nest Property Homeowners Association

P.O. Box 24419  
Silverthorne, CO 80498

Board Meeting for Thursday, October 13, 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, Al Sanborn and Peter Foley. Vince obtained proxies from Pinki and Al. Others in attendance: Stuart Richardson, Len Shipman, Rich Waterman, and Don Kennen, property owner at Angler Mountain Ranch.

### **I. Call to Order**

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

### **II. Approval of September 8, 2011 Minutes**

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

### **III. Current/New Business**

Off Agenda Item. Don Kennen: Mr. Kennen attended the Board meeting in order to voice concerns about current issues at Angler Mountain Ranch and to learn more about AMR's secession from ENPHA. Mr. Kennen understands that AMR is no longer a part of ENPHA. He requested that we provide minutes and other documentation regarding the secession. George Resseguie, who worked extensively on the secession, offered to look into our records and provide the requested information by the end of the month or sooner, if possible. Mr. Kennen thanked the Board and departed.

A. Insurance Matters: Peter Foley, who has been investigating insurance coverage for ENPHA, was not present but has reported that our coverage now is in-line with minimum required levels of coverage.

B. Insurance for Eagle's Nest Management Services: Stuart reported that ENMS has acquired proper insurance coverage, as requested by ENPHA.

C. Defensible Space Status: Vince reported that the work on the western boundary of the association is now complete. He suggested that grass seed be distributed, especially along trails affected by the project, and offered to look further into the matter. There is a good deal of slash remaining on the ground within the project boundary. Stuart suggested that some of the slash could be placed in small piles and burned. He will seek approval to do so from the appropriate agencies.

D. Dead Trees on Private Property: The ENPHA Board is concerned about dead trees on private property that could fall onto roadways and thus present an immediate risk to public safety. With that in mind, Vince asked Brian and Stuart to work with the Town of Silverthorne police to

identify these properties. A total of 17 properties were initially identified and the TOS police sent letters to the property owners which stated that the dead trees had to be removed in accordance with Town ordinance. It is expected that most of this work will be done after the 2011/2012 winter season.

E. Chubb Wildfire Defense Services: Vince will gather more information about Chubb's wildfire insurance protection.

F. Accumulation of Volunteer Hours: ENPHA property owners volunteer an enormous number of hours each year serving the ENPHA community. That service saves the association a considerable amount of money. Vince asked that those present try to quantify the hours of volunteer service and pass the information on to Vince and/or Stuart.

G. Expansion of Community Center Building: Brian has looked into the possible expansion of the Community Center. He has rough plans but believes there should be a special meeting. One was scheduled for 4:00 PM on Monday, October 17, at the C.C. Brian and Stuart will meet earlier to measure the size of the current rooms.

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

The Board acknowledged the approval of the following motion made by Vince Lanuza and seconded by Al Sanborn: ***I move that we accept Mike Galvin of Affordable Tree Cutting Service, LLC's bid of \$2,360.00 to cut down and remove 28 trees and to cut down and spread and leave 15 trees in the attached proposal and as described in Stuart Richardson's email dated September 13, 2011.***

Mike Galvin did cut down a total of 38 trees. Because the work/cost exceeded the amount previously authorized, two members of the Board (Vince and Brian) were required to approve the additional work.

#### **V. Manager's Report**

A. Compliance: John was unable to attend the meeting but did provide a monthly report. There was one motor home and one trailer issue. Both have been resolved.

B. Manager's Monthly Report: Stuart e-mailed his report to the members of the board.

1. Stuart reviewed his work on the dead tree removal project.
2. Stuart is gathering information which will be helpful in developing the ENPHA policy regarding tree spraying for 2012. Furthermore, he will discuss the matter with Paul Cada of the state division of forestry. Stuart also plans to attend a conference dealing with the efficacy of spraying and other techniques for dealing with the MPB. Stuart mentioned that the chemical used by the association tree spraying contractor does have a residual effect (perhaps as much as 95%) the year after spraying.

George did express his concern about the cost of holiday lighting. He believed the work done last year was shoddy and the cost excessive. Stuart will pursue the issue with the Raven and will continue to seek other bidders.

#### **VI. Financial**

A. Treasurer's Monthly Report: George reported that finances for the association look good to the end of the year. He mentioned that there are still a small number of property owners who are delinquent in the payment of dues and payment for tree spraying. The Hideaway is in the process of constructing a pocket park (previously discussed by the

Board) and George felt that the Board might want to approve funding for the project up to \$2,500. In order to do that, it would be necessary for an increase in that line item. He offered the following motion:

***Motion: George moved and Brian seconded the motion to add \$1,200 to the line item in the budget for the Hideaway project. Approved***

B. Planning for 2012 BBQ/Picnic: George said that the association's net cost (expenses greater than revenue) for the BBQ/Picnic this summer was \$3,300. He believes that cost is excessive and proposed a number of changes to bring our cost down to around \$1,500. He has worked with Bonnie Guthrie on this and both agree with the following: using e-mail instead of snail mail to register people for the event; using other forms of musical entertainment; and charging \$20 advanced registration and \$25 at the door. Other cost savings may also be proposed.

## **VII. Environmental**

Al was absent and there was no report other than the defensible space and dead tree removal projects mentioned above.

## **VIII. DRC Report**

Pinki was absent and thus there was no committee report.

A. Silver Trout Project Status: George has met with Shervin Rashidi from Silver Trout (ST) and has discussed how ENPHA can interact with ST going forward. There is a long list of action items that ST must deal with and only a small number of those items actually involve participation from ENPHA. Nevertheless, George wants to have regular conversations with Shervin regarding the overall project status. George has also talked with Michael Johnson from the Town regarding the process involved and how to make it work more smoothly. George will report periodically, as needed, to the Board and the Design Review Committee. He will get together with Stuart, John Taylor, and others in order to see how to proceed.

## **IX. Open Issues and Comments**

None were discussed.

## **X. Executive Session**

There was no need for an executive session.

## **XI. Adjournment**

***Motion: George moved and Brian seconded the motion to adjourn at 5:15 PM.***

**Approved**

Submitted by Len Shipman

**Next Meeting: Thursday, November 10, 2011, at 4:00 PM**