

# Eagles Nest Property Homeowners Association

P O Box 23420  
Silverthorne, CO 80498

Board Meeting for Thursday, February 11, 2010

## Meeting Minutes

### Directors

Vince Lanuza, President

Dave Anderson, VP and Facilities

George Resseguie, Treasurer

Pink Faux, Design Review

Al Sanborn, Environmental

Jim Ernst, Environmental

Mollie Brunetti, Secretary

**Present:** Dave Anderson, Mollie Brunetti, Stuart Richardson, Al Sanborn, Jim Ernst, George Resseguie, Vince Lanuza. Rich Waterman

**Call to Order:** Vince Lanuza called the meeting to order at 4:05.

**Approval of Minutes:** Jim Ernst moved, George Resseguie seconded, all approved the minutes from January 21, 2010

### **Business:**

North Summit WUI Interface Fuel Reduction Project has been approved by USFS. Vince Lanuza and Jim Ernst plan to meet with Cary Green of the USFS regarding the contractor for this project. In the past this contractor has presented the HOA with difficulties in performing his work in a timely manner. If his contract for USFS work is terminated it must be done by USFS instead of the HOA. The project still has funding and will likely proceed in a few months.

Ranch Open Space This acquisition remains an open issue since The Ranch HOA hasn't addressed it in their board meeting. The issue concerns one homeowner's fence which encroaches into the open space.

**Interim Board Motion:** In the weeks since the January Board meeting Vince Lanuza moved, George Resseguie seconded, and all approved via email the payment of monies, 25% of total cost not to exceed \$5000, for building the necessary culvert on the private road off of Two Cabins Drive

**Annual Meeting** No outside speaker will be invited to participate in this year's annual meeting on March 27, 2010. Stuart Richardson will talk to Rhonda Boutelle regarding the use of the Raven clubhouse. Vince Lanuza will stay on as president and will delegate the preparation of the 990 to George Resseguie. Dave Anderson will head the Legal Committee and will invite Jarrisse Sanborn, Jim Beltzer, and Peter Foley to join the committee. Some HOA members are interested in serving on the board in the future and their names will be kept for consideration. Rich Waterman is proceeding with market research into website advertising and will discuss at the annual meeting.

## **Miscellaneous**

Stuart Richardson and Rich Waterman encouraged all to keep the calendar on the website updated. After some discussion regarding changing the summer workday to another date, it was decided to keep the June 5<sup>th</sup> date. It is important to recruit more volunteers for the planting and, among other publicity and communication efforts, notices will be sent out to the individual HOA presidents to enlist their volunteers

It was decided to invite Rob Nelson to next board meeting to discuss the HOA insurance status

**Managers Report** No report was submitted regarding compliance issues. Stuart Richardson suggested purchasing 120 shrubs to plant around the Community Center at a cost of \$160. Dave Anderson moved, George Resseguie seconded, and all approved this expense. Stuart Richardson's full report is included at the end of these minutes.

**Financial Report** George Resseguie reported the following:

Dues- As of Jan 31, the balance due is \$22,100 (130 properties); Peggy Long has another 20 checks to process. The total billed was \$133,280 (784 properties). Follow-up collection letters have been sent.

The \$7,000 bridge loan will be transferred to the DRC accounts by February 16 and the 2009 cost overrun of \$7,231 has been covered using reserves (as budgeted). The \$7,231 is about \$5,300 better than budgeted.

The bill for the culvert road work (see "Interim Motions, above) hasn't been received, and the Board will wait to see the complete invoice covering the entirety of the repairs before paying the suggested 25%

## **Environmental Report**

Al Sanborn reported again on the outstanding tree-spraying bills and discussed whether or not to spray Silver Trout this year.

## **Design Review**

No report submitted.

## **Executive Session**

George Resseguie moved, Jim Ernst seconded, all approved a motion to begin an executive session.

## **Reconvening the Meeting**

Jim Ernst moved, Dave Anderson seconded, all approved a motion to hire an assets investigator for a one-time fee of \$150 to determine if the assets of a debtor are sufficient to pursue collection.

## **Adjournment**

Al Sanborn moved, George Resseguie seconded, all approved motion to adjourn

Submitted by Mollie Brunetti  
2/12/10

February 2010  
Eagles Nest Managers Report  
Stuart Richardson

Community Center During January the Community Center hosted two Sub Association meetings and the normal ENPHA meetings. No social events were scheduled. Social events for February and beyond are scheduled continuously, and the calendar is beginning to fill up. I check the center 2-3 times per week and check the mechanical system for leaks and operations, and do some tidying up. Snow removal as been minimal and all parking stops seem to be missed during the plowing. The outdoor lights have been rescheduled with the lengthening daylight hours. The provisions for the February Snowshoe event were purchased .

Open Spaces. Coordination has been made with the Environmental Chairs for the upcoming spraying and diseased tree removal season. Coordination was made with the Blue River Land Company on the remaining deed transfer of the last portion. I have received a reply that all lands were transferred, so I will check with the County and correlate the tracts to reception numbers to clarify the disconnect in deed transfer reporting.

With respect to the Two Lot Ranch transfer of open space I am following the Board's review of this transfer. With the construction of the private road culvert in early January I am monitoring the performance of the new diversion and whether it is operating as designed. To date it has been flowing well and forming an ice mound at its discharge. The water flows within this ice mass and appears to be operating correctly.

The Christmas lights were turned off at the end of January and the Contractor was asked to look at the condition of the wire wrapping on the tree health. The Raven reported that the light strings on the center Island tree should be rewrapped to prevent any constriction. I direct the Raven to give us a cost for complete light removal and replacement on this large tree. I should have this estimate for the March Meeting.

Noxious Weed Program. Beyond reviewing the Environmental Letter which will soon go out no activity on this matter has been conducted.

Town and Agency Interaction A call was made to Dave Siderfin concerning the date of the Tree Removal letter. At this time the Town's letters have been mailed with the instructions to the lot owners to remove the identified diseased trees. A brief meeting was held with the Asplunda Tree Company regarding the removal of aspens under Xcel power lines at the South Golden Eagle entrance. Asplundh is contracted to Xcel to keep the above ground power lines free of tree impacts. Asplundh is planning to remove 4 aspens on the western tip of the middle island and trim back several other trees at this location

In support of the Town's Swift Skeedadle snow shoe race this author and Dave Anderson set up and manned the mid course aid station at the middle entrance of the national forest. This was a major Town event with over 100 participants. The Raven is a co-sponsor..