

# Eagles Nest Property Homeowners Association

P.O. Box 23420  
Silverthorne, CO 80498

Board Meeting for Thursday, April 9, 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 and Al Sanborn. Others in attendance: John Ahlquist (Manager), Stuart Richardson (Manager), John Buchanan, and Bob Kieber, president of The Ponds.

### I. Call to Order

The meeting was called to order at 3:00 P.M. by Vince Lanuza.

### II. Approval of Minutes

**Motion: Jim Ernst moved and George Resseguie seconded a motion to approve the minutes for the Board's March 12, 2009 meeting. Approved**

**Motion: Jim Ernst moved and George Resseguie seconded a motion to approve the minutes for the Annual Meeting of the Association, March 28, 2009. Approved**

### III. Current/New Business

#### a. Election of Officers

**Motion: Len Shipman moved and George Resseguie seconded a motion that the current positions of Board members be renewed for the coming year. Approved**

#### b. Annual Meeting Review

There has been a very positive response by the membership following our Annual Meeting. The meeting was well attended and informative. All of the major issues facing the Association were reviewed, including the fire mitigation and tree spraying programs, the financial situation of the Association, the status of construction and real estate sales, and the efforts by the Association to enhance communications with the membership. The Minutes of the meeting can be found on the Association website ([www.enpha.com](http://www.enpha.com)). One member requested that seasonal lighting at the North Golden Eagle entrance be improved. That subject will be reviewed at the Board's September meeting. Stuart Richardson, in response to a question asked at the meeting, will contact the Town to determine the capacity of the Community Center. Wes Adams, president of Peregrine Ridge HOA, said the DRC report should be changed to indicate that there are 19 properties in his association instead of the 20 properties indicated on the report.

c. New Manager Responsibilities

The Board has for some time now considered the need for a hired manager. That manager would take over some of the responsibilities of Board members, particularly those duties for fire mitigation and MPB spraying. These duties are time consuming and intense. There may be other duties that a hired manager could absorb.

**Motion: George Resseguie moved and Jim Ernst seconded a motion to establish an ad hoc committee, made up of Jim Ernst, George Resseguie, Jack Hickey and Brian Edney, to draw up a list of responsibilities for a hired manager and a recommendation regarding pay. Approved (Update: Jim George, Jack and Brian have each agreed to serve on the committee)**

d. May Newsletter

Len Shipman asked that Board members consider topics that they would like included in the upcoming May edition of “Eagles Nest News”. The deadline for submission of articles will be May 7. The Association would like each sub-association to participate with neighborhood clean-ups on May 16. An article will appear in the “News” urging participation. Dave Anderson and Stuart Richardson will organize the clean-up effort on Peregrine and Black Hawk, Vince Lanuza will organize Three Peaks, and Len Shipman will arrange for a clean-up on Kestrel Lane. The Design Review committee will see that construction sites are cleaned up by the contractors. Also on May 16, the Town of Silverthorne has its Annual Town Clean-up.

e. Newsletter Availability

Now that the “Eagles Nest News” will be available only on-line in February, May and October, Len Shipman believes we should have signs at all the entrances on the west side of Highway 9 as well as the Ponds alerting members to log onto their computers or go to the Association website at [www.enpha.com](http://www.enpha.com) to view the “News”. The same could be done when the Association issues bulletins regarding “Upcoming Events”. The cost of the signs could be covered by funds already in the budget for the newsletter, according to George Resseguie, Association Treasurer.

f. Preparation for the Annual Workday

Dave Anderson and Stuart Richardson will be in charge of activities for the Annual Workday on June 6. They will prepare the soil at the South Golden Eagle/Bald Eagle entrances and purchase flowers. Irrigation work will need to be done first as well as follow-up work by Xcel Energy. They will organize volunteers and work with the Ponds to coordinate our efforts.

g. Need to Broaden Volunteer Involvement

Jim Ernst reported that Association projects should be supported by volunteers from the nearby sub-associations. For example, the Association has spent a considerable amount of money and time on fire mitigation projects on the Ranch hillside. However, relatively few volunteers come from the nearby sub-associations. He will contact the sub-association presidents and get them to be more involved in the future.

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

There were no Inter-meeting motions offered.

V. Managers’ Reports

a. Compliance

John Ahlquist reported that three trailer violations have been resolved.

b. Maintenance/C.C Reservations

Stuart Richardson said that there was one reservation of the Community Center in March. He will contact Xcel Energy regarding the completion of landscaping at the South entrance once the snow has melted. Following that, it will be necessary to repair irrigation at the same location before our Annual Workday flower planting. Stuart reminded the Board that we have a post-puller available to the membership.

## VI. Financial

### a. Treasurer's Report

George Resseguie reported that there are still 15 members who have not paid their 2009 dues. These members were previously referred to our attorney for collection. A county lawyer is reviewing our proposal to abate taxes on Parcel A.; George will follow-up. An inventory of items in the Community Center will be conducted soon. The Board will closely monitor over-budget conditions to minimize the need to access funds in our One Year Premier Time Account prior to its maturity date. If we needed to access those funds, it could result in the forfeiture of interest paid.

## VII. Environmental

### a. Tree Removal on ENPHA Property

Jim Ernst reported that he is currently seeking bids from contractors to cut and remove up to 200 dead and infected lodgepole pine trees on ENPHA property. The trees, marked by the Town, are mostly on the Ranch hillside and Parcel A, Fox Valley. Approximately 6 other trees are on Tract J. Jim has asked the contractors to provide a breakdown of their bids for easier comparison. They have been asked to supply bids reflecting the following: (1) the cost to cut trees and remove logs and slash; (2) the cost to cut trees and remove logs, but leave slash; (3) the cost to cut trees which will then be removed by another contractor. Jim hopes to have bids in-hand and make a decision within the next couple of weeks. Vince Lanuza expressed his concern about acquiring additional open space/forested properties from sub-associations in the future, considering the expense involved with tree spraying and tree removal. Len Shipman suggested that we could negotiate with a sub-association and work out an agreement to share the cost of tree removal/spraying during a set transition period. Jim and Len Shipman are trying to secure access agreements from Ranch property owners. George Resseguie said that we have funds to remove the 200 trees and possibly a few others. Jim added that it is unlikely we will receive grant money because grants are not permitted on projects funded within the last ten years. We received a grant for the Ranch hillside last year (However, that grant was for "phase one" and it might be possible to get an additional grant to complete "phase two"). Also, Jim said that Eagles Nest is not considered a high fire danger area because of our previous tree removal efforts, good roads, and fire hydrants.

### b. Town Slash Site: Update

Jim Ernst pointed out that the Town slash site cannot be used for logs. There has been a meeting attended by him, Peggy Long, and representatives from Maryland Creek and Confluence Energy. There appears to be a strong possibility that a public collection site for logs will be established on Maryland Creek property for the coming summer. It is also possible that Parcel A, Fox Valley, could be used as a collection site for logs taken from ENPHA forests.

### c. John Buchanan's Grant Proposal

John Buchanan, who owns heavily forested property bordering the national forest, is planning to submit a grant proposal. John, at Jim Ernst's urging, is trying to get other nearby property owners whose properties also border the national forest to join him in his grant proposal. Their properties, because they border the national forest, are far more vulnerable to wildfire.

## VIII. DRC Report

### a. Silver Trout Estates

The PUD for Silver Trout Estates has been received and we have been asked to comment. Vince Lanuza, because he is a member of Town Council, excused himself from any discussion of the Silver Trout Estates PUD. George Resseguie, Dave Anderson and Stuart Richardson will review the proposal and write a comment for submission to the Town by April 25.

IX. Open Issues and Comments

a. Dave Anderson has received a document from a mortgage company as a result of a homeowner's application for funds. The mortgage company, perhaps based on new legislation, wanted certain information from us before granting a loan. Dave was concerned that ENPHA could incur some liability based on our responses to items on the document. The document was forwarded to Dave Helmer for his review. Helmer believes the document does not apply to us because we are not a "Condo/PUD". He said we need not comply.

b. John Ahlquist reported that he believes that the furnaces at issue in a current violation of our Decs and Covenants were removed on Tuesday, April 7. John will revisit the site of the violation and report back. **(Update: John did investigate and has determined that the offending furnaces have been removed. The date of that determination will be April 7, 2009.)**

X. Executive Session

The Board did enter executive session to discuss a pending legal issue.

XI. Adjournment

Vince Lanuza moved and Jim Ernst seconded a motion to adjourn the meeting at 4:40 P.M.

Submitted by Len Shipman

**Next Meeting of the Board: May 14, 2009, at 4:00 P.M.**