

Eagles Nest Property Homeowners Association

P.O. Box 23420
Silverthorne, CO 80498

Board Meeting for Wednesday, May 13, 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 Al Sanborn. Others in attendance: Stuart Richardson, John Ahlquist and Paul Camillo.

I. Call to Order

The meeting was called to order by Vince Lanuza at 3:30 pm.

II. Approval of Minutes

Motion: George Resseguie moved and Mollie Brunetti seconded a motion to approve the Minutes for the board's April 9, 2009 meeting. Approved

III. Current/New Business

a. New Manager Position

For more than three years now the board has discussed the need to relieve some of the duties of board members by hiring a manager. This need has recently become acute, due to the workload associated primarily with the Association's fire mitigation, tree removal, and tree spraying programs. Each of these programs involves year-round responsibilities, but those responsibilities are especially intense during the months from April through October. During these months volunteer board members in charge of our environmental programs have been engaged in activities on a daily basis and sometimes for many hours each day. The workload has become too heavy and too much to ask of a volunteer board member.

Thus, at the last board meeting on April 9, an ad hoc committee was established and asked to develop a job description for a new manager to be hired by the Association. At this meeting the committee delivered its report and recommendations. The committee—made up of Dave Anderson, Jim Ernst,

George Resseguie and Jack Hickey—presented the job description for the new manager. The new manager would be primarily responsible for organizing and managing our MPB Tree Spraying program, fire mitigation and tree removal programs, and coordinating the work of volunteers. It is believed that the position will require approximately 1200 hours of work per year. The full job description will be held in the records of the Association by the secretary. The committee interviewed Stuart Richardson for the position. Stuart is well aware of the on-going operation of our environmental programs and, as a current manager under contract with the Association, has an excellent working relationship with the board. He has agreed to combine his current duties—Maintenance and Community Center operations—with the duties incorporated in the new manager position. The new contract with Eagles Nest Management Services will increase from \$16,000 to \$28,000. John Ahlquist will continue to receive \$8,000 for compliance and Stuart Richardson will be paid \$20,000 in his new/combined role. The details of the contract will be dealt with in executive session.

Paul Camillo, a resident who has been involved in the work of the Association for many years, was present and offered some comments about the proposed position. Paul recognized the fact that the work of the board led to exhaustion by some and that something needed to be done. He urged the board to continue using volunteers for some of the work of the Association and suggested that we could do a better job of reaching out to volunteers. This would help to relieve the workload of the board. Paul suggested that we could use the Association's website more effectively to identify volunteer projects and recruit volunteers. He also felt that we could make better use of sub-association presidents and ask them to recruit volunteers.

Motion: George Resseguie moved and Jim Ernst seconded a motion to create a new manager position under contract with the Association, with duties outlined in the document presented by the ad hoc committee. Approved.

b. Town/Eagles Nest Clean-up, May 16

Dave Anderson reported that volunteers have offered to pick up trash on all streets within Eagles Nest HOA. Jim Ernst has learned that there will be no Town pick up of trash bags at the street, therefore, volunteers are asked to put any trash they pick up in their garbage. Slash should be taken to the slash site when it opens. The Town will sponsor lunch for volunteers at Rainbow Park at noon on May 16 in appreciation of the work performed by volunteers.

c. Annual Workday, June 6

Dave Anderson said that plans for the workday are progressing. Flowers have been ordered for the South Golden Eagle entrance. Dave and Stuart Richardson will manage volunteers at the South Golden Eagle flower planting. Jim Ernst will manage activity at the Community Center and Bill Reed will be in charge of the trail crew. Volunteers should arrive for work at 8:30 am and lunch will be served at the Community Center around noon. Stuart has been working with Xcel and their subcontractors regarding landscaping and irrigation repairs at

the South Golden Eagle entrance. The irrigation repairs will be performed by the Raven and paid for by Xcel.

d. ENPHA Comments: Silver Trout Estates

Vince Lanuza excused himself from the meeting at this time because the Silver Trout Estates PUD and the Cottonwood Facility are currently before the Town for approval. George Resseguie, Stuart Richardson and John Taylor, on behalf of the board, has reviewed the Silver Trout Estates plan and has forwarded his comments to the Town. His report recognized some environmental concerns. George has given a copy of his comments to the board.

e. ENPHA Comments: Cottonwood Joint Facility

George Resseguie, Stuart Richardson and John Taylor prepared, on behalf of the board, comments on the Cottonwood Facility. He mentioned that there would be an Open House on May 14 from 4:00 pm-6:00 pm to distribute information about the facility.

Vince Lanuza rejoined the meeting after this discussion

f. Board/Former Board/Managers Get Together with Spouses

Jim Ernst suggested that we should have a pot luck gathering of former board members, current board members, managers and their spouses. The tentative date for the social get together was set for August 13, after the board's regular meeting.

g. Volunteer Appreciation BBQ

Len Shipman urged that we also have a volunteer appreciation BBQ some time during the summer. Details will be finalized at the June Board meeting.

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

There were no inter-meeting motions offered.

V. Managers' Report

a. Compliance

John Ahlquist reported that two trailer issues have been handled. A trash can at a home for sale was left at the street. It has been removed and the house sale will be completed soon.

b. Maintenance/C. C. Reservations

There are 3 reservations in June, 4 reservations in July, and 5 in August. Stuart Richardson will provide board members a copy of the agreement used in C.C. reservations. The occupancy of the Community Center was officially set at 65. Stuart met with a fire department official and the occupancy determined based on our square footage, allowing 15 square feet/person. Len Shipman will obtain two "Maximum Occupancy" signs. Stuart says that Annual BBQ plans are going

well. We will have more tent space this year and the Raven may provide golf carts to shuttle folks from their parking lot to the C.C.

VI. Financial

a. Treasurer's Report

George Resseguie reported that our expenses are at anticipated levels so far this year, except for Legal. So far we have legal expenses totaling \$16,000 against a budget of \$10,000 and a Legal Reserve of \$15,000. We still have 11 members who have failed to pay dues totaling \$1,430. These members were previously referred to our attorney for collection. She will add the cost of her services on to the dues amount.

b. Legal Fees: General Discussion

There was a general discussion of legal fees. The main reason for elevated legal fees this year has been enforcement of our Decs and Covenants. The board will consider ways to monitor and reduce legal expenses in the future.

c. Attorney Contract (Duncan): An Assessment

George Resseguie has worked with Madeline Duncan, our attorney in charge of dues collection. Our relationship with Duncan has been good and her performance has been effective.

VII. Environmental

a. Tree Removal on ENPHA Property

Jim Ernst reported that the effort to establish a slash and log site at Maryland Creek is progressing. There is a concern about the added noise associated with a slash site. Jim has met with Rhonda Boutelle from the Raven and John Buchanan, Eagles Nest property owner, about tree removal. Apparently the Town failed to mark dead and infected trees on Raven property last fall. The Town was contacted and the situation will be corrected. Mike Galvin, Affordable Tree Service, is under contract to remove up to 200 trees from the Ranch hillside forest and Fox Valley, Parcel A. Six trees on ENPHA open space property will be removed by volunteers. Jim contacted the chief of police to report an appalling case of flag desecration.

b. Tree Spraying Program

Tree spraying is underway. Trees in the Ranch hillside forest will be counted on May 15 by Stuart Richardson and Len Shipman. Jim Ernst has heard of a new technology for eradication of the MPB, called Arborjet. Chemicals are injected into the ground and the beetle is deterred systemically. The forest service has not endorsed the procedure, but Jim and Al Sanborn will follow up. Leslie LeCoq's property needs seeding. She offered her property to facilitate a logging operation nearby. To date, logs have not been removed due to the failure of a contractor to do the work.

VIII. DRC Report

There are 18 properties in some stage of construction. All contractors have been contacted and told to clean up their sites as part of the Town/Eagles Nest Clean up Day.

IX. Open Issues/Comments

There were none.

X. Executive Session

The board entered executive session at this time to discuss a legal matter and a personnel matter. After our executive session George Resseguie offered the following motion:

Motion: George Resseguie moved and Dave Anderson seconded a motion that, starting June 1, for a period of one year, Stuart Richardson be contracted by the Association to perform the duties outlined in the document prepared by the ad hoc committee (mentioned earlier) at a rate of \$12,000/year. Further, this contract will be with Eagles Nest Management Services and will supplement the contract already in force.

XI. Adjournment

Motion: Dave Anderson moved and Len Shipman seconded a motion to adjourn the meeting at 5:20 pm. Approved

Submitted by Len Shipman

Next Board of Directors meeting: Thursday, June 11, 2009 at 4:00 pm