

Eagles Nest Property Homeowners Association

P O Box 23420
Silverthorne, CO 80498

Board Meeting for Thursday, December 9, 2010

Meeting Minutes

Present: Dave Anderson, Stuart Richardson, Pinki Faux, John Ahlquist, George Resseguie, Mollie Brunetti, Al Sanborn, Bob Kieber

In the absence of the President, Dave Anderson called the meeting to order at 4:00.

Defensible space – Stuart Richardson talked about the recent meeting among the HOA reps and the contractor, Harvey Gray, who was awarded the contract by USFS. There is a discrepancy on the territory to be covered, and the board expressed an interest in seeing the actual contract. Gray's crews will access the space behind the Lanuza property via their driveway. Same contractor will also be clearing the area behind Ruby Ranch. He will not be clearcutting. The contractor will remove main stems he cuts down, the other stuff he will mat it down on the soil and run over it to encourage regeneration. Board is worried that the twig beetle might go after the smaller stuff. Contractor anticipates that this will be a 7 day project that will take place in the spring. He estimates that there will be 25 truckloads of material to be removed. The north end of Eagles Nest was not included in the contract. Board feels that some action is better than none. We might be disappointed by the scope of the contractor work, but at least we have something for now.

Twig beetle discussion: Al Sanborn and Stuart Richardson will meet with some experts to see what might be ahead for our properties. Stuart will talk to Katy who is the person who did our recent study.

Hideaway open space – Ed Mountfort attended, representing the Hideaway. It will be in the Town's hands to decide if we could take over the area west of the gas right of way. Bob Kieber said it will have to be replatted for the Town and the County. John Ahlquist said he thought it wouldn't have to be replatted. He thinks the easement should be disregarded since the Hideaway already owns the easement. Ed Mountford will talk again to Mike Johnson.

Also Ed talked about another piece of property which is the turnaround on Kestrel Lane. This is the area where they want to have a playground. They need permission from the Town since it is their property. Town might license the property to Hideaway or Eagles Nest. It was suggested that Ed Mountfort meet with Sports committee or community development. Stuart Richardson and John Ahlquist will help facilitate that.

Grant program – 3 proposals were received in the meeting last week with the sub-association reps. No late applications will be accepted. Board reviewed the applications and will act in the January 2011 meeting. Proposals submitted included \$2500 for a new sign for the Ponds, \$800 for the Ranch to remove trees, and the playground/park at the Hideaways. Grant monies to be awarded total \$4800.

Managers' reports:

John Ahlquist reported that the manager for the Aspens contacted him with a question about the feasibility of building a 52-box mailbox cluster on their property. This would require a submittal to the design review committee, but there is nothing forbidding it in the decs and covenants. Before any action takes place the DRC will have to review a formal proposal.

Stuart Richardson asked if the Board was satisfied with the south entrance light put up by the Raven; the Board asked Stuart to have the Raven re-do them.

Treasurer's report:

George Resseguie presented the 2011 budget and the \$170 dues amount. Al Sanborn moved, Pinki Faux seconded, all approved a motion to adopt the budget for 2011. Mollie Brunetti moved, Al Sanborn seconded, all approved a motion to adopt the dues figure for 2011. In addition, George Resseguie moved, Pinki Faux seconded, and all approved a motion to renew Peggy Long's contract for 2011.

Environmental report:

Stuart Richardson reported that there has been a problem with getting responses from entymologists about whether the pine beetle epidemic still represents an ongoing threat to the community. Al Sanborn reported that his committee will meet next week to decide the spray policy for 2011.

DRC report:

Pinki Faux reported that there is one new home is under construction, and there are a couple of deck additions in progress. Stuart Richardson reported that there is activity concerning the former Silver Trout land. Outstanding bills have been paid but nothing new has come in to the Town for review at this point.

Open issues: Dave Anderson said the Town was awarded a \$500,000 grant for the completion of the trail system.

March 26, 2011 was set as the date for the Annual Meeting. The HOA Snowshoe party will be held on February 19th.

Board adjourned at 4:05.

Submitted 12/15/10 by
Mollie Brunetti

EAGLES NEST MANAGERS REPORT
NOVEMBER 2010
STUART RICHARDSON

OPEN SPACE ACTIVITY

Most of the open space trails were walked and found in satisfactory condition for winter travel. Working in conjunction with the Raven all of the Christmas lights were removed and replaced with more efficient LED lights. The lights were then turned on after Thanksgiving. Lights within the neighborhood have increased this year and the area shows a good festive mood. The electric power in the center island had to be repaired with the installation of a new ground fault circuit.

The Raven is continuing to cut the dead aspens on their property to the rear of the Community Center. We will assist them when it is time to burn their many storage areas.

COMMUNITY CENTER

All electric and heating systems are checked 3-4 times per week. Current systems are working correctly. During November only one paid use occurred with 6 civic events. Bookings for Christmas parties and securing dates for next summer is continuing. Work on next years budget includes painting the Center Pavilion, and Utility shed. And restriping the parking lot. Contractors for these functions will be selected in the spring.

The Annual Snowshoe party has been planned for February 19th. This is a Saturday evening with a full moon. Like last year, hot soups and wine will be the main course along with good snowshoeing and feelings.

SUB ASSOCIATION COORDINATION

This years Sub Association Meeting was held on December second and several Associations came in with project funds requests. The Board is now assessing these and placing funds into next year's budget. I am assisting the Ranch/Hideaway Associations in getting a playground design for the tot playground in this neighborhood, and determining whether the Town will release a small portion of property on which to erect the park.

OUTSIDE AGENCY COORDINATION

Several calls have been made to the State and Federal entomologists who are studying the Mountain Pine Beetle. It is hoped by discussing their summer and fall findings to determine our course of spraying next summer. This contact effort is continuing.

The Town has been contacted to determine whether they still require the Kestral turnaround property for snow disposal. If they still require this small piece of property, the planned playground will be moved onto HOA open space. Regardless, everyone agrees this would be a worthwhile project for this neighborhood.

An initial meeting was held with the forest service's contractor who will create the fire line along our western border. His contract is to cut all dead and all lodgepoles sized above a 5 inch diameter. It is expected that he will commence work in mid May, depending on snow depths and soil moisture levels. He will require one access off Middle Park Court. In conjunction with this cutting we will coordinate with the contractor to cut the HOA's 10 foot strip along this border and to cut individual residential trees at the owner's expense.

BUDGETTING ASSISTANCE

I have been in discussion with the Treasurer to establish next year's budget and to set programs for Community Asset maintenance. Built into next year's budget will be the major painting and staining of the Community Center Pavilion and utility shed. This will be done to then place us on a 7-8 year rotation for this effort. These assets are holding up well and maintenance will be a prerequisite for maintaining them in proper condition..