

# Eagles Nest Property Homeowners Association, Inc.

P.O. Box 24419 Silverthorne, CO 80498

**Board Meeting for Thursday, May 10, 2012, 4:00 PM**

## Meeting Minutes

### **Board of Directors – In Attendance**

- Brian Moriarity
- John Taylor
- Joanna Hopkins
- Dick Bochan
- Pinki Faux

### **Board of Directors – Absent**

- George Resseguie
- Peter Foley

The Board members in/not-in attendance are shown above. Others in attendance were Stuart Richardson of Eagles Management Services, the ENPHA management company, and Rich Waterman, our webmaster. Proxies were provided to Brian Moriarity by both Peter Foley and George Resseguie.

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

The meeting was called to order at 4:01 PM by Brian Moriarity.

#### **II. Approval of Minutes**

##### **A. For 3/8/2012 Board Meeting.**

***Motion: Dick Bochan moved and Pinki Faux seconded the motion to approve the Minutes for the Board's April 12, 2012 Meeting. The motion was approved.***

#### **III. Board Motions Approved via e-mail or other means**

No Board Motions were discussed via e-mail or other means since the April 12 Board Meeting.

#### **IV. Financial**

##### **A. Treasurer's Monthly Report:**

1. The monthly report was not available by the time the meeting was held and will be reviewed in conjunction with next month's report at the June Meeting.

2. Based on an e-mail sent to Brian, we were expecting someone to attend the Board Meeting from the Fox Valley subassociation to discuss their prior dues payments, but no one showed up.

## **V. DRC Report**

### **A. Report**

The transition from Darrick Wade to the new architect has been good in terms of the job content. We do need to, however, establish a clear understanding on both sides of what items are “billable”, the rates that apply, and who is authorized to initiate a billable activity on the part of the architect or his firm. This is actively being pursued by Pinki.

Four houses are under review in different stages of construction. Organization of DRC files is continuing.

## **VI. Environmental**

John Taylor’s Environmental Report is attached in Attachment A. Of note, there are a few tree problems that have been observed to a limited degree involving species common to our development. The first step to dealing with a situation is to identify the existence of a problem, then, get professional assistance if you believe you have a problem since there are various solutions and remedies that differ in approach/effectiveness and may involve knowledgeable technique to preclude the spread of the problem. As one aid to help in determining whether you might have a problem these indications might be useful:

- Spruce: Shake a branch onto white paper and rub finger across it. If it smudges orange there are bound to be mites in the tree which should be mitigated.
- The pine needle scale hits pines, spruce and firs. It shows as white at the needle point of origin. Eggs, white, resemble tiny aphids.
- Spruces are also susceptible to budworm which attacks new growth and it will turn brown.
- Aspens are susceptible to cytospora which is a fungus and will spread rapidly and eventually wear the tree down. It will appear as an orange color often oozing out of the bark of the tree or the bark area will often appear as orange.

## **VII. Manager’s Report**

- A. Compliance: Although not at the meeting, John Ahlquist dealt with a couple of minor issues successfully (Reported via e-mail).
- B. Stuart met with Neils Lunceford as originally planned to discuss proceeding with the plantings at the South Golden Eagle entrance. Additionally, he and Joanna worked up an alternate proposal that although more expensive initially, should be less

expensive in the long run since the majority of the plantings would be perennials and shrubs with minimal use of annuals. The proposal assumed a transition over the next 3 years or so to minimize the increased cost in any single year. Stuart was certain that other budget line items slated for grounds maintenance could be redeployed to cover this year's increase for the first year's transition to the design whereby we reduce the number of annuals in favor of the perennials and shrubs. The budget for this year was reported as \$5,600. The discussion focused on two items:

1. George was not available to confirm the validity of the adjustment to the budgeted numbers, and,
2. Stuart needed to review the existing budget and verify what the offsets would be.

***[A motion was made and passed that placed a ceiling on this year's expenditure for this effort at \$8,000 = the aforementioned \$5,600 plus an additional \$2,400 if and only if:***

- o ***offsets could be identified in other budgeted maintenance items by Stuart that would not be otherwise needed and***
- o ***that any change in this regard would have to pass George's due diligence as being a zero sum adjustment without reason to expect a budget overrun in total as a result.***

***Unfortunately, the motion was not fully documented in precise language, and, subsequent to the meeting circulating a draft version of the motion revealed that two interpretations were in existence... one presumed there would be a subsequent vote to adjust the budget after George performed his due diligence, the other thought this was an approval to adjust the budget subject to Stuart and George's identification and review with no subsequent vote needed....that this had been the budget adjustment vote subject to the above conditions. Inasmuch as the two interpretations attempt to achieve the same things in substance, this is not a real "problem"....the first interpretation (where another vote affirming the new budget will be held) is procedurally a more conservative approach. I am now presuming that will be the path we take. Interestingly, doing so will totally override the contents of the motion that was passed, so, the passing of that motion is now meaningless and will not be reflected in the minutes since it achieved nothing.]***

## **VIII. Current/New Business**

### **A. Community Center Building – Next Steps**

Brian reported that we will be awaiting the results of the survey before taking any additional steps in this regard. This is not urgent since we are not anticipating

breaking ground for a few years if we undertake the project, and, any meaningful steps prior to that (like engaging an architect) would involve sums of money that we need to make sure the membership wants to spend.

B. Membership Survey

Subsequent to the last Board meeting, several material changes to the survey were recommended. These changes were incorporated and circulated amongst the board members. We reviewed the major changes since we last discussed the survey as a group. It was agreed to begin discussions with individual subassociation representatives for the purpose of making sure we get reasonable response rates from all parts of ENPHA. Joanna will be meeting with the Ponds subassociation this week.

C. Website

Rich has updated the website particularly in regard to the new Board Members and their contact information, making sure all the minutes are consolidated under Core Documents, and updating the links to Osprey/Eagle nests (go to the photo page to see the videos/photos).

D. Speed Bump on Golden Eagle

Several discussions have occurred between the Town of Silverthorne and the ENPHA regarding the speed bump. Ultimately, it's the town's call to both initiate a study and install the speed bump should they determine one is needed. As a result the following motion was presented:

***Motion: Dick Bochan moved and Joanna Hopkins seconded the motion to defer to the town's expertise and criteria on the matter of installing an additional speed bump on South Golden Eagle since it is ultimately their decision whether to proceed and fund. The motion was unanimously adopted.***

E. Volunteer Day

Volunteer Day will be held on June 9<sup>th</sup> this year from 8:00 AM to 12:00 (noon). Numerous items were discussed as either meshing well with the types of things that should be done that day, or better done with experienced people on other days (like tree removal). Stuart Richardson will be putting out an e-mail to the membership providing them with the particulars letting them know where to go, when to get there and any other relevant information.

During this discussion, we formalized something which we talked about over a few meetings regarding the provisioning of two of our picnic tables to the Hideaway

Playground. Although we use the tables we have, it appears the demand is such that that the remaining tables would satisfy the demand for them. As a result, the following motion was presented:

***Motion: Joanna Hopkins moved and John Taylor seconded the motion to allow the Hideaway to remove two picnic tables (as identified by Stuart Richardson) from our premises for use in their playground. This is done with the understanding (and therefore the obligation on the Hideaway's part) to give the ENPHA the option of taking these tables back if the Hideaway no longer has any use for them. Also, the labor and means of transport involved in moving the tables from their current location is something for which the Hideaway is fully responsible. The motion passed.***

#### F. Dates

During the course of the meeting, it was determined that several dates had been incorrectly advertised in other documents/locations. Specifically:

- Volunteer Day is on June 9<sup>th</sup> from 8 AM to Noon
- The Next Board Meeting is on June 14 at 4:00 PM

Also, it was noted that the Town Clean-up Day is on May 19<sup>th</sup>. Anyone interested in participating should go to the TOS website and sign up.

#### IX. Open Issues and Comments

(None Brought Up.)

#### X. Executive Session

(None Needed.)

#### XI. Adjournment

***Motion: Brian Moriarity moved to adjourn the meeting at 5:53. John Taylor seconded the motion. The motion was approved.***

Date of Next Meeting: June 14, 2012 at 4:00 PM at the community center.

Submitted by:



Dick Bochan, Secretary

Attachments:

- A. May Environmental Report from John Taylor
- B. May 2012 (covering April) Managers Report

**Eagles Nest Property Homeowners Assoc.**  
**Board Meeting May 10. 2012**

**Environmental Report:**

1. I have walked the perimeter trail from Hunter's Knob to Bull Lake and note the following:
  - Trail entrance sign has been re- installed with new treated 4 x 4 post on the Filing 2, Lot 38 easement.
  - Heavy erosion from sign up easement approx.. 20 yds. (Work day Proj.)
  - Significant Lodge Pole across trail approx. 200 yards from entrance.
  - Blow down on N.F. at ditch crossing to base of Hunter's Knob hill needs to be cut up to permit hiking to follow existing trail.
  - N.F, area from Middle Park lots 58/59 to and along lot 59 appears to have a great deal of slash on the ground as well as standing dead that was generally inaccessible when the general area was mitigated.
  - Downed tree and widow maker on trail behind lot 59 on Highline Crossing. Both of these are significant and should be removed.
  - Lower Bridge near Bull Lake court planking support stringers should be replaced as they are near collapse if overloaded.
  - Musk thistle is starting to appear in various sizes along this stretch as well on the trail from the CC to Golden Eagle.

2. Tree review- I did not note any new Pine Beetle evidence. We / property owners should be advised to be vigilant for evidence of Pine Needle Scale which can appear on both Lodge Pole and Spruce. This has been evidenced in Hamilton Creek but not in Eagles Nest so far I know.

There is also an Aspen Scale that has been found to be quite prevalent over in the Vail area. Of course we do have cytospora canker currently which should be aseptically excised when found to prevent spreading.

Mistletoe is still around and normally on the northern exposure. Can be removed with extreme care. There are no sprays to eliminate it. It results in a slow death to trees. Often thinning to allow sun light is helpful. There is mistletoe on the H.O. A. tract above the Ranch that bears watching. This area has been thinned.

3. You may have noted the construction that is going on at the southeast corner of Bald Eagle Road into the Ponds/ AMR. This area was heavily infested with False Chamomile (annual repro. by seed) some Musk Thistle (Biennial- repro. by seed) and Canada Thistle (Perennial- repro. mainly by root). This was reported to

T.O.S. in 2011 and never treated. " I wonder where it is going next?" I reported this to David Sederfin on 5/7/12. I will follow up on this more.

4. I still have to walk the other H.O.A. in- holdings which may are may not be accomplished before the meeting.

**Clean- up considerations & Other items :**

- Turf areas: South entrance and Pavilion- We should purchase a weed and feed and treat both areas. ( Raven cannot put down a herbicide since they do not have a commercial applicators license.) We are getting dandelions and good infestations of clover that will take over if allowed to get a start.
- Treat the aspens at CC & entrance for any cytospora .
- Add a second layer of ties on the sandbox to keep the sand contained as well as a nice seat for adults.
- Clean- up the grilles
- Crusher fine paths remove weeds, volleyball area, and cobble around the pavilion and behind. Remove weeds from volleyball court and border.
- Spray round- up under the benches on the side of the volleyball and horseshoe pits. Would eliminate the weeds from growing up thru them during the summer.
- Turn the picnic table right side up on the upper picnic area.
- Cut up, remove trash behind dumpster shed.
- Replace burned out bulbs in attic which provide a nice visual effect from the building.
- Brian M. mentioned replace/ add steps on trail above Bull Lake Circle.  
( 3- 4 steps, 6 x 6 treated ties cut to 3' lengths)
- Touch up paint the risers on the CC stairs
- Trim the trees and shrubs in the front of the CC and check health of others on the grounds.
- Are we going to replace the volleyball net?
- Western pavilion stone column that is falling apart needs repair, others need to be reviewed and re- pointed as necessary.

John Taylor  
5/7/2012

## **May 2012 Managers Report (Covering April, 2012)**

### **Stuart Richardson**

#### **Community Center**

- Shampooed the rugs and carpets
- Washed all wood and stone floors
- Started the irrigation system and checked all zones for valve operation and coverage.
- Frequently checked all Center Mechanical systems
- Defrosted the refrigerator
- Placed mice eradication blocks around the building.
- Inspected the cracked stone bases surrounding the metal columns in the front of the pavilion

#### **Open Space Areas**

- Contacted the Raven management and discussed this season's contracts.
- Called about the costs for the new steps on the Traverse Trail
- Dug up musk thistle rosettes on the Middle trail just blow Golden Eagle
- Have been managing chemical sprayer and tool loans to our residents.
- Took Someday Enterprises our work orders for spraying our open spaces for the Mountain Pine Beetle. Talked to the sprayer on this contract.

#### **South Golden Eagle Entrance**

- Consulted with Niels Lunceford Management on the replacement of soil in the easternmost bed of the middle island and the replacement of edging around all of the entrance beds.
- Spoke to Show time Signs to have them inspect the sign wall attachments and provide a bid to resecure all letters and signs to the stone walls.

#### **Fox Valley Playground**

- Spoke to the appropriate Town of Silverthorne personnel to determine the status of the Trent Park playground equipment becoming excess and sold. Bids are currently being reviewed for this parks improvement.