

CASOLAR HOA BOARD MEETING

January 9, 2023

Start 6:05 Zoom

Attendees:

Reid Phillips, Brendan McCarthy, Jon Gurka, Mike Bailey, Seanna Mulligan

1. November minutes were approved via email.
2. December BOD was not held.
3. Email from homeowner Melody 1/9/2023 regarding snow plowing of driveways.
 - a) Discussion of current snow conditions, plowing, plenty of sun and freezing after melting is causing icy conditions.
 - b) Beef, plowing contractor replaced the scoop for the sand at steepest portion of the street.
 - c) Reviewed contract with plowing contractor. Contract states – snow will be cleared from Casolar street.
 - d) No guarantees to homeowners that their driveway will be plowed have been given by HOA past and present BOD
 - e) Sandstone driveways are plowed since TOV plows Sandstone. Casolar Drive and the spur is plowed.
 - f) If your driveway is plowed, it is purely a courtesy and not a guaranteed service.
 - g) Mike to respond to homeowner.
4. Review of input meetings for Bell and Russell applicants requesting common property.
 - a) Reid spoke to our legal counsel, Candyce. She advised that the HOA BOD has the authority to convey property with a 2/3 majority approval of all shareholders. Casolar is a pre-CCIO HOA. She has researched our ability to have a title company sign off on the conveyance.
 - b) Discussion of the input meetings, discussions, and feedback. Each Board member shared their thoughts on land conveyance.
 - c) Reid said that 250 square feet is being requested because 37 square feet is inside a stairwell.

Motion: Mike based on HOA BOD Common Land Conveyance Valuation Procedure, we the board will convey 250 square feet for \$431.50 per square feet for a total of \$107,875.00 to be paid by the applicant (Bell and Russell). This is the for the requested common land outside their existing footprint in their application. All legal fees and associated fees with this transaction will be paid by the applicant. The applicant has 14 days to respond. If the applicants agrees to move forward, this matter will be presented to the shareholders for a vote as per the bylaws. Reid seconded.

Passed unanimously.

- d) Common Land Conveyance Valuation Procedure will be posted on the website. Jon to contact Donna.

See additional information: Common Land Conveyance Valuation Procedure which explains the procedure for land conveyance pricing. Document on HOA website. Source Jon Gurka

- e) Applicants will be notified via email. Jon to write and send to the HOA BOD.
- f) Legal fees discussion. As of December 31, 2022 matter 1705-0016 Common Area Conveyance has incurred \$2131 in fees to be paid by applicant Bell/Russell.
 1. Motion by Reid to have the HOA share in some of the fees. Applicant to pay 60% and HOA to absorb 40% of matter 1705-0016 Common Area Conveyance fees. Mike seconded. Approved with 3 yes, 1 no and 1 recuse.
Legal fees of \$2201 at 60% is \$1320.00 for Bell/Russell applicant to reimburse HOA

2. Brendan asked if the Tri-Plex could also have Tri-plex attorney fees reduced by 40% same as Russell/Bell matter. Matter in General Business and 1705-0014 for a total of \$1966.50. Mike seconded. Approved with 3 yes, 1 no and 1 recuse.
Fee totals \$1966.50 which at 60% is \$1179.90 TL or \$393.30 per tri plex owner. To be billed as reimbursement to HOA.

If additional fees are charged by our attorney, they will be passed on based on the same split listed above.

5. Treasurer report

- a) Operation account balance \$61651
- b) Reserve account balance \$28080
- c) Capital Improvement account \$23522

6. Dues

- a) 3 homeowners have not paid. Allegra/McWilliams. C. Landery has not paid but has been in the hospital and sent an email requesting time to remedy the delinquent HOA dues. Board agreed to extension for Landery. Dan Braun did not receive his HOA dues invoice and paid immediately.
- b) Landscaping outstanding billing. HOA is anticipated \$13,000 for end of season landscape billing.
- c) Escrow for Wallner was resolved with Andy's most recent billing. Remaining balance from Wallner escrow will go against his current HOA dues.

Adjourned 7:21 PM

Respectfully submitted.
Seanna Mulligan