

CASOLAR HOA BOARD MEETING

February 6, 2023

Start 6:04 Zoom

Attendees:

Reid Phillips, Brendan McCarthy, Seanna Mulligan, Jon Gurka joined at 6:38

1. Land Conveyance

- a) Applicants responded with an email to Reid Phillips that they will not be moving forward with acquiring the common property from the HOA. Email raised questions about private discussions. Reid said he consulted with Candyce, counsel for the HOA, before interacting with applicants.
- b) Only 1 other homeowner has asked about the land conveyance matter and was told it was not moving forward.
- c) Triplex is still moving forward with re-skim project. Some discussion about changing their decks.

2. Landscaping

- a) Discussion about poor satisfaction with current landscaping contractor. Due to the timeframe Reid and Brendan want to stay with current landscaping contractor. Other board members have expressed frustration with current contractor.
- b) Very important that the BOD moves forward with this project. Need to acquire planting stock, work with Katie, (Katie is the contractor that designed and propose a landscaping plan in 2022) and finalize the landscaping plan. Regardless of issues, we need our current contractor to work to get the plant stock planted and maintained. We know that the HOA will not be getting a formalized bid from our current contractor, Andy.
- c) Reid to reach out to Katie start the process. Then email Andy about the planting process.
- d) Need to get plant stock finalized.
- e) Get landscaping improved on Casolar
- f) Agreement to get it planted, irrigated, and maintained.
 1. Southern bed on Vail View is named "Scottie's garden". In the fall, Reid, Andy, Leonard Sandoval, TOV Public Works Director met to discuss. TOV has a right of way where this bed is located and does not want anything more than natural grasses in this area. This area needs to clear for drainage. So, no planting, no rock garden just a swath a grass. This area could evolve into a sidewalk in the future.
 2. Other Casolar community beds will be improved and planted with drought tolerant plants.
 3. Meeting later in the month about landscaping.

3. Plowing destruction

- a) Beef already agreed to repair damage to Bigsby front stoops

4. Treasurer report

- a) Operation account balance \$46786
- b) Reserve account balance \$28080
- c) Capital Improvement account \$23529

5. Dues

- a) Allegra/McWilliams is still not paid. Discussed process to cut services to this unit. Already discussed in prior meetings. Notice should be sent that services will be suspended if not paid.
- b) C. Landery paid current dues and next year's dues.
- c) Last seasons landscaping bill of \$13000 was paid last month. Waiting on \$5000 additional to be billed for landscaping.
- d) Plowing is \$2900 per month. Paid every other month.
- e) Need to get legal fees invoiced to homeowners.
- f) Approved the model for land conveyance to be posted on website.

Adjourned 6:55 PM

Next meeting 3/6/2023 at 6:00 PM – Mike to update meeting schedule on website

Respectfully submitted.

Seanna Mulligan