

CASOLAR HOA BOARD MEETING

March 20, 2023

Start 6:04 Zoom

Attendees:

Reid Phillips, Brendan McCarthy, Seanna Mulligan, Mike Bailey joined at 6:20

Paul Bigsby, Allen Mulligan

1. Parking Issues

- a. Paul was on to discuss issues with construction contractors blocking the road and plowing with Beef. The Bigsby's could not get down Casolar when Nancy had an emergency for 30 to 40 minutes. The plowing contractor is also unable to plow for the same reason.
- b. Allen Mulligan addressed a similar issue whereby owners were parking in the driveway right of way. Neither the homeowner nor emergency vehicles could get in or out of their unit. The President spoke to the Mrs. Baker about fire code which requires 16 passable feet. No parking by the planter or tree between Tri plex and 1121 Casolar.
- c. Reid would like to have a no parking sign there.
- d. Triplex owners need to manage the 2 extra spots East of the Triplex
- e. Paul said the upper Casolar issue is triggered by the renters at 1160 Casolar Mr. Landry's property and contractors for 1170.
- f. The parking signs ordered in 2021-2022 are with the plowing contractor.
- g. Discussed the parking map circulated (summer of 2021) when the HOA Board ordered parking signs.
- h. Mike Bailey spoke to the renters of 1160 as well about how many cars can be parked (2) and where.
- i. Discussed a RV Sprinter Van was parked for months in a snow storage spot west of 1180 Bibsby's. Covenants does not allow for storage of RV.
- j. Reid will reach out to Baker's to further clarify after this meeting.
- k. Discussion about hiring an outside security firm to handle parking issues. (Lone Star was mentioned)

2. Attorney Fees

- a. The treasurer said \$5000 legal/attorney fees were paid. The attorney fees due that need to be charged to individual homeowners has not been done.
- b. Discussion of how attorney fees should be split between HOA and homeowners with matters in front of the board. The board needs to see invoices of attorney fees so they can understand how the attorney is billing the HOA.

3. Landscaping

- a. Katie's plan from last year needs to be shared with our current landscaping contractor, Andy and Le Anne
- b. Discussion of finding another landscape contractor. So far, no other contractors have shown interest in bidding on our HOA work.

4. Housekeeping items

- a. Reid to speak to Lone Star about hiring a third-party parking enforcement
- b. Brendan to send out a map of parking sign locations. (Donna's map)
- c. Brendan to deliver box of past HOA documents to Seanna
- d. Reid and Brendan to research using windshield car stickers for homeowners to mark their cars for parking. This way illegally parked vehicles can be identified.
- e. Katie's plan needs to be sent to Andy

5. Treasurer Report

- a. McWilliams is paid however the funds are with the Attorney. Our HOA portion has not been sent to the accountant.
 1. Operation account balance \$39002
 2. Reserve account balance \$28080
 3. Capital Improvement account \$23535
 4. Capital Reserve has been identified for plant stock and landscaping improvements.

Brendan let us know the triplex would like to extend their patios. Plans to be sent to HOA.

Adjourned 7:49 PM

Next meeting 4/10/2023 at 6:00 PM – Mike to update meeting schedule on website

Respectfully submitted.

Seanna Mulligan