

CASOLAR HOA BOARD MEETING

May 8, 2023

Start 6:12 Zoom meeting - We waited to see if anyone was joining us.

Attendees:

Reid Phillips, Seanna Mulligan, Mike Bailey, Jon Gurka joined after his previous commitment at 6:35

1. Treasurer Report - Brendan could not attend so this is his email response to a few questions.

I (Brendan) have reviewed our budget and attached the latest and greatest spreadsheet for that here. Last year, with the lower dues, we finished about \$1,800 over budget. This year, it's good we have increased the dues. We're not quite halfway through the year and you can see the way I estimated things to finish the year. I included no costs for capital improvements or repairs and assumed the same costs on things as last year, unless I knew they had gone up already. The trash service hit us with another increase a few months ago and that's almost \$700/mo now and only a few years back it was \$500. The forecast with the assumptions I made, which includes no further legal fees, is to finish this fiscal year \$4,500 under budget. I'll add all of Andy's billing is ending up in one fiscal year by it going out so late after the work to us. I didn't split out the costs on the \$19k for last summer but I'm sure there were repairs in there for our systems not related to Wallners.

I spoke to Beef also. He was actually down in Mexico for some of that weather and waves and dental work pricing we don't really get around here. He didn't have an extra for the plow season until he's back in a week or so and reviews whatever he's written down at home. He's got all out signs there to be looked at when he's back. He griped about plowing our neighborhood and there being less and less place to put the snow, which is true, we keeping losing snow storage to various other things. And more and more people complaining about where the snow gets put. Which is also true. He mentioned things have changed a lot from the old days when no one really cared other than keeping the costs down. Also true. The HOA probably needs to add more snow removal services to it's budget as it will be needed. I'd venture if we lost Beef, that line item cost would double. And even with him it's going to be going up. He didn't flat out say the contract price is going up, but it seemed he was hinting.

McWilliam's..we've got our money. I went by the PO box and got that check from the attorneys office and it's in our account. Finally.

Accounting questions about actuals for landscaping \$19,983. The HOA fiscal year end happens before Andy gets his invoice to us. This amount is for landscaping in the prior fiscal year. Prior to 10/1/22.

Mike met with Andy about the following for summer/fall of 2023: requesting a contract and budget for upcoming landscaping work, list of services per week or month, weeding, irrigation and flower beds. HOA was promised a budget and contract from Andy.

***Read April minutes about HOA not improving South side of Vail View due to TOV right of way.

Update on Curtiss Landry property. Renter, Will Nowland, will be renting for another year. The address is held in a trust. We will notify the accounting office and our website of the address and contact information for future billings.

Kenny Friedman trust still owns the property. No change there.

Triplex submittal

Discussion of the TriPlex submittal requests permission to encroach on common area. This request will require an easement for the footers and deck posts required to support the enlarged decks for each unit. All

three units are requesting larger decks which are above their respective garages. This will require deck posts to extend onto common property. The original submittal from the TriPlex, all the decks were to be cantilevered therefore no additional supports were required.

The motion was made to contact HOA Attorney regarding granting an easement. Legal fees to be billed to the Triplex owners. Motion passed unanimously.

Discussion of what questions we have and what process will be needed for this request.

Additional Items discussed-

Composting for residence of Casolar. There are 5 gallons buckets that will be picked up. More information to come from Mike.

Review new trash removal option. Honeywagon is no longer locally owned. Our trash pick-up is still Tuesdays.

Andy to start spring cleaning week of 5/8/2024.

Per Casolar bylaws we are not required to follow Roberts Rules of Order. But we need to have an agenda and follow a regular meeting schedule.

Next month to discuss parking issues on the South side of Casolar predominately 1160 and 1170 Casolar.

Adjourned 7:28 PM

Next meeting 5/8/2023 at 6:00 PM – Respectfully submitted.

Seanna Mulligan

5/15/2023 9:00 AM

Attendees: Reid, Seanna, Mike and Candyce, HOA Attorney

Submittal from TriPlex 1101 A, B C owners PAA-Casolar Deck Change to app Plans 4.3.23. The exterior of the TriPlex was approved in 2022. The new plans request 4 new locations (deck posts or 3' extended wall) on the ground to support the 3 enlarged decks. Each requested expanded deck is above the unit's garage.

Candyce said the HOA Board can approve and grant this easement since there is no increase in GFRA.

Conditions for approval:

- Easement must be recorded.
- The improvement survey must be completed with encroachment noted on the survey. TriPlex to provide.
- Cross easement questions
- Owners for TriPlex must carry property and liability insurance and extend this through construction.
- Need engineering and
- Landscaping must restore and trees must be replaced if they are adversely affected within 5 years. (Restore and replace agreement)

Discussed conditions of Gurka easement compared to the TriPlex easement. Gurka easement had a clause that carries forward no additional requests from the HOA for additional land. Why that request was added to the easement for Gurka situation.

Candyce left the call at 9:40






HOA members stayed on the call to discuss the conditions that will be required for this approval.
Discussed easement requirements:

- All legal fees paid prior signing the easement.
- ILC to be completed and paid for by TriPlex owners.
- DRB approval must be identical to the submittal including DRB engineering requirements.
- Construction bond
- Snow removal issues


Below is the record of the email motion and email votes


New Triplex Motion

 reid phillips <reidphillips@hotmail.com>
To: Mike Bailey; Seanna Mulligan; Jon Gurka

  Reply  Reply All  Forward 

Thu 5/18/2023 6:35 PM

 If there are problems with how this message is displayed, click here to view it in a web browser.

 PAA - Casolar Decks Change to app Plans - 4.3.23.pdf
4 MB

Casolar Del Norte HOA board-
I motion for the approval for the revised exterior remodel plan dated 4/3/23 for the Triplex at 1101 Sandstone drive. The approval will also include an easement for 4 (four) ground connections as designed on Casolar common area property.


Including the following conditions-






- 1-All associated legal fees be paid immediately by Triplex owners
- 2-Any future fees regarding the exterior remodel be paid by the owners of Triplex
- 3-Permit submittal documents must be identical to the approved drawings submitted to HOA board
- 4-All cost for surveys required for easement documentation are to be paid by Triplex owners
- 5-All HOA required forms and construction agreements must be executed and return to HOA Board before start of construction (Including all permit documents, landscape restoration agreement, Driveway restoration agreement from all three owner and acknowledgement of HOA construction rules and regulations)
- 6- Construction damage bond of \$7500 (\$2500 per unit) to be paid before the start of construction
- 7- New DRB approval of revised 4/3/23 plans provided for HOA Board

I am looking for a second (from one) and then a vote up or down from all. Brendan McCarthy is recused as a Triplex owner.

Thank you,
Reid Phillips

RE: New Triplex Motion

 Seanna Mulligan <seannamulligan@me.com>
To: 'reid phillips'; 'Mike Bailey'; 'Jon Gurka'

  Reply  Reply All  Forward 






Thu 5/18/2023 6:39 PM

I second the motion below.

Seanna Mulligan
303-808-4487

Re: New Triplex Motion

 reid phillips <reidphillips@hotmail.com>
To: Seanna Mulligan; 'Mike Bailey'; 'Jon Gurka'

  Reply  Reply All  Forward 

Thu 5/18/2023 6:59 PM

I vote to approve

Sent from [Outlook](#)

Re: New Triplex Motion



Seanna Mulligan <seannamulligan@me.com>
To: 'reid phillips'; 'Mike Bailey'; 'Jon Gurka'

👍 Reply Reply All Forward ⋮

Thu 5/18/2023 7:12 PM

I vote to approve

Seanna Mulligan
303-808-4487

Re: New Triplex Motion



Jon & Christin Gurka <jgurka@pacbell.net>
To: reidphillips@hotmail.com; Mike Bailey; Seanna Mulligan

👍 Reply Reply All Forward ⋮

Thu 5/18/2023 7:24 PM

🔗 If there are problems with how this message is displayed, click here to view it in a web browser.

I still vote no for all the reasons already expressed. But if this easement passes then I fully expect that my easement will be revoked and replaced with a new easement.

[Sent from AT&T Yahoo Mail on Android](#)

Re: New Triplex Motion



mike bailey <baileymike@mac.com>
To: Jon & Christin Gurka
Cc: reidphillips@hotmail.com; Seanna Mulligan

👍 Reply Reply All Forward ⋮

Thu 5/18/2023 8:31 PM

🔗 If there are problems with how this message is displayed, click here to view it in a web browser.

I vote to approve.

Mike

Re: New Triplex Motion



reid phillips <reidphillips@hotmail.com>
To: Mike Bailey; Jon & Christin Gurka
Cc: Seanna Mulligan

👍 Reply Reply All Forward ⋮

Fri 5/19/2023 7:09 AM

🔗 If there are problems with how this message is displayed, click here to view it in a web browser.

Casolar HOA Board,
The motion carries 3 to 1 approving the triplex revisions.

Thank you,
Reid

Sent from Outlook

1170 Casolar Del Norte Unit B Easement Revocation



Jon & Christin Gurka <jgurka@pacbell.net>
To: Reid Phillips; Seanna Mulligan; Mike Bailey; Brendan McCarthy
Cc: gmail.com

👍 Reply Reply All Forward ⋮

Fri 5/19/2023 9:12 AM

Gurka Signed Easement Agreement.pdf
2 MB

Dear HOA Board,

In view of the recent Board decision this week approving an easement for the Triplex at 1101 Sandstone Drive, I am formally requesting Board approval to withdraw/ revoke the easement for 1170 Casolar Del Norte Unit B dated March 18, 2021 and recorded with Eagle County (attached). As part of this formal request, I am seeking Board approval to execute a new agreement withdrawing/revoking the March 18 easement in its entirety to be replaced with a new easement for recording with Eagle County that eliminates Paragraph 2.e in the attached in its entirety.

As we have discussed, as a fellow Board member I think it is important to have clear and transparent policies that do not differentiate between homeowners. All homeowners in the HOA should be treated equally. The Board's recent approval of the Triplex easement reflects a change in thinking that easements should not include encumbrances on future property development or eliminating the possibility of homeowners seeking further easements from the Board or covenants from the HOA.

Please let me know whether the Board approves our formal request. If so, I will take care of drafting the necessary withdrawal/revocation document and revisions to a new easement for execution and recording.

Regards,
Jon