

**CASOLAR HOA BOARD MEETING**

**June 14, 2023**

Start 6:01 Zoom meeting -

**Attendees:**

Reid Phillips, Seanna Mulligan, Mike Bailey

**Gurka 1170 B Easement**

Counsel said the easement for the TriPlex and 1170 B are not the same. The requests were different and for different reasons. Direct Jon Gurka to speak to Candyce for more clarification.

**Construction**

Triplex's remodel restore and replace agreement. If the remodel impacts the area, then it must be restored or replaced. Landscaping, trees, irrigation, retaining walls, or driveways

1141 A Wallner remodel still has an open permit. Reid to follow-up with TOV. The exterior is not completed, and the retaining wall has not been replaced/restored.

Miriam and Ardeschir 1170 A – Reid to research whether the permit is open or closed.

Reid will check on all permits in our HOA.

**Treasurer**

Clarification of the current actual landscaping:

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.

Treasurer report

Operating account	\$21699
Capital Reserve	\$23552
Savings	\$28288

Accountant to bill TriPlex owners for legal fees.

**Landscaping**

Very wet Spring and early Summer. HOA has turned on irrigation.

Andy has not tested the irrigation yet. He will be looking for irrigation system issues around Wallner remodel.

Discussion of irrigation box and timers between Bigsby and Bailey home.

Mike has made multiple requests to Andy for an Estimate and Maintenance agreement.

Weeds and tall grass behind 1121 A and B and TriPlex and Sandstone need to be cut.

Discussion regarding winter plowing turf damage. Brendan to contact Beef. Damage in 3 to 4 places.

**No Parking, Snow Storage Sign Installation**

Beef has the signs.

Sign to the East of 1121 Merz driveway near the large tree

Triplex parking sign  
1121 Mulligan is for snow storage.  
Landry area needs a snow storage sign.

Reid made a motion to approve the remaining signs and place them as described above. Mike seconded the motion. Passed unanimously.

#### Trash provider

A New local trash company in Vail has Thursday pick-up for our area. Discussion about moving to a new trash provider. Honeywagon day is Tuesday, and they have agreements to retrieve trash/recycling from homeowner garages and replace the cans after dumping them. BOD decided to stay with Honeywagon for now.

#### **Past archived information**

Reid corresponded with Paul about documents and information pertaining to parking issues with the HOA. Paul Bigsby said he has documents. We would need to get them and copy them for our records. After further discussion, Paul had no new information about parking issues. Reid to ask Candyce if we need to get these items from Paul. Minutes are the only item we need to have because all easements would have been recorded with the county.

1170B – Gurka Easement situation. Attorney for the HOA reviewed 1170 easement versus Tri-Plex easement regarding future request to the HOA for additional square footage. The Tri-plex does not have the same stipulations.

#### Annual Meeting

Mike to write letter to homeowners about open positions on the board and requests to join the board for 2023-2024. To be sent 8/1 and responses back by 8/14 prior to August Board meeting.

Discussed a letter to all homeowners about parking. Homeowners have their garage space and the spaces directly in front of their garage. Unit 1160 A and B - Renters currently have 3 cars and Rockwell hot tub and garage has limited parking. Discussion about how many spots there are when you close in your garage and have a hot tub limiting parking on the East side.

Adjourned at 7:30PM

Respectfully submitted.  
Seanna Mulligan