

CASOLAR HOA BOARD MEETING

July 10, 2023

Start 6:03 Zoom meeting -

Attendees:

Reid Phillips, Seanna Mulligan, Mike Bailey, Brendan McCarthy

Old Business

Landscaping

Mike Bailey received maintenance estimate from Andy, landscaper after multiple requests. The estimate and our relationship with Andy is hourly and not by project.

Reid identified 1-2 irrigation heads that are not operational.

Turf repairs from winter plowing have not been repaired. Discussion of Beef's (plowing) end of year add on and his plowing contract. The plowing contract rate did not increase. BOD directed Andy to repair the turf disturbed this winter.

Reid has received multiple compliments for our Vail View landscaping. BOD decided not to disturb this area since the lupine and grasses were so full.

Mike has been appointed by the BOD as the designated point person for receiving emails from homeowners and directing Andy for any special requests. Run landscaping issues through Mike Bailey.

The trees by the Vail View rock look stressed. Discussion of tree care project with Ceres.

Construction

Wallner 1141 A – Reid researched open permits. Reid to inspect grading, retaining wall and back brick and black wall. Use TOV resources to get this project completed. The landscaping (restore and replace) of 1141 need to be addressed since it has not been completed.

TriPlex – start of this project is still TBD

Gurka 1170 B permit is closed but there is still a window to replace.

Miriam and Ardeschir 1170 A – permit is closed, and no parking is allowed by the contractor for other projects. Asking homeowners to manage their contractors use of parking on Casolar when no work is being done on 1170 A.

Gurka Easement

The HOA BOD discussed Candyce's email regarding clause E of the Gurka easement. Board is directing Candyce to hold until we hear from the Gurka attorney, and we know what the Gurka party wants.

Annual Meeting

Reid will be stepping down as President and will not renew as a Board Member. Mike to write letter to Homeowners regarding openings on the board and to respond by 8/14 if they are interested in serving on the Casolar HOA Board.

Seanna to send the invoiced amount for legal fees incurred by the TriPlex to Victoria at Vail Books. She will invoice the homeowners.

Treasurer report

Operating account	\$20201
Capital Reserve	\$23558
Savings	\$28501

Snow plowing add-on for last season \$3650.00

Adjourned at 7:20

Respectfully submitted-
Seanna Mulligan