

CASOLAR HOA BOARD MEETING

August 14, 2023

Start 6:03 Zoom meeting -

Attendees:

Reid Phillips, Seanna Mulligan, Mike Bailey, Brendan McCarthy, Ashley Conklin, General Manager/Partner, Fireside Properties, Inc.

Professional HOA management proposal from Fireside Properties

The HOA Board solicited bids from 3 HOA Property companies. One replied in the negative and was not interested in bidding on our HOA. One did not return the call and Fireside responded to the request.

SEE Proposal from Fireside as an additional document.

Ashley Conklin attended our meeting to present and answer questions. She outlined the services that are included in the monthly HOA professional fee such as: accounting, weekly walk through of the property, managing meetings, answering questions from homeowners, handling questions or concerns related to our contractors. They agreed to do our accounting for \$2000 and management for \$14,000. They host websites which include updating information quarterly such as financial and homeowner directory for a yearly fee of \$540 which is billed quarterly.

Their weekly walk through is to look for potential safety or property issues, monitor the neighborhood and look for issues such as parking, roof damage, irrigation or landscaping. They will contact homeowners if they see potential issues. If an issue is identified the action item will become a billable situation.

We discussed the DRB process and what they will do to assist the process for the Board and the homeowner. Homeowners will be charged a DRB fee to submit and manage the process. Fireside also has a checklist of items to protect the HOA and potential insurance issues with outside contractors. They will manage homeowner complaints, contractor issues, plowing or landscaping damage and advise homeowners of problems on their property.

After hours and weekend complaints and issues will be billed to the offender.

They will conduct an introduction meeting for our homeowners. They understand that our HOA has been frugal and willing to work through our learning curve. Reid said we are a non-conforming subdivision inside Vail. They will store our data and manage the state of Colorado HOA updates.

Ashley left the meeting after 50 minutes of discussion.

Casolar HOA has 26 existing properties (doors) and 27.2 units that pay HOA fees.

Additional questions- ask about Quickbooks past and present subscription.

Motion: Reid motions that the HOA Board increase the budget \$14960 to adopt Fireside Property management services to include: professional HOA management, accounting services, website management and other projects deemed by the HOA Board.

Mike seconded the motion.

Discussion
Passed unanimously

Construction

A roll-off was delivered to 1101A. The roll-off is full of debris including drywall, window coverings and other construction and building debris. No documentation of permit is on file for this property. HOA Board notified TOV.

Tri-plex update

Permitting must be co-mingled so that all the work is done simultaneously on all 3 properites. Legal fees must be paid, construction bond must be paid to even get the permit for the tri-plex exterior.

Back flow flooding at 1150A Hurwitz/Pylman- Andy was alerted by Peter that water was in their basement. The backflow was not certified and couldn't be fixed by Andy, HOA irrigation contractor, Reid's plumber handled the issue which required the backflow to be moved from the house and repaired and certified so as not impact the homeowner. The homeowner said there is water noise because of the fix.

Motion by Reid that the HOA approve the plumber's invoice for fixing 1150A by the HOA and paid by the HOA. The plumber's invoice will not be prepared for 30 days.

Mike seconded the motion.

Passed unanimously.

Annual meeting

Mike to contact Dabney Pierce to see if she will accept the nomination to serve on the Casolar HOA Board.

Candyce was sent our ballot she will correct our ballot to meet the need for a secret ballot on a Zoom meeting.

Budget and other information to be posted on the website. The annual meeting notice will be sent on Mailchimp. Need to have fewer attachments.

Treasurer report

Operating account	\$17622
Capital Reserve	\$23564
Savings	\$28501

A landscaping invoice was submitted by Andy.

Adjourned at 7:34

Respectfully submitted-
Seanna Mulligan

