

Casolar HOA Board Meeting Minutes

January 11, 2020

The meeting was called to order at 5:02 pm MST. Participating on the call:

- Donna Pylman Hurwitz
- Brendan McCarthy
- Seanna Mulligan

New Business

- Treasurer Report – 2 unpaid homeowners –
 - M. Friedman – HOA dues notice was to be paid by a second party. Accountant or HOS Board member contacted home owner again.
 - Alegra Associates c/o M. McWilliams 1141 B – They have ignored HOA calls and letters.
 - Discussed collection Policy. Increasing 60 days past due to \$250 to \$300. That fee will be charged every additional 30 days the account is past due.
 - Discussion of cutting off services to the homeowners that have not paid. Plowing and trash removal.
- Most recent and perhaps last landscaping bill \$4581
- Account balance is \$69027
- Account reserve balance \$27979
- Current landscaping bill included irrigation and clock repair. Brendan will call to get more clarification.
- Past season actual cost for land care. Irrigation maintenance and planting is \$17,800 Brendan to discuss last bill with Andy. Seems the cost to maintain common grounds is \$17500 to \$18000 as this seen by charges for last few years and experienced by 2 contractors.
 - Actual cost for the summer of 2020 is \$17800 of which \$1800 to \$2000 is irrigation maintenance

Old Business

- Discussed Updated Collection Policy and options for collecting current HOA dues from unresponsive owners.
- Discussed New Construction Policy
- HOA to develop a construction rider since much of the HOA is on a private road and all grounds are common area to the HOA. TOV enforcement is limited due to the issues listed above. Construction timelines needs to be addressed as well. Site agreements for ongoing storage of equipment, access to the property, construction parking and homeowner responsibility to neighbors.
- Parking violations of renters at Curtis' property and Rockwell.
- 1141 Casolar - Wallner Project still underway.
- G. Merefish driveway repair will not be addressed till 2021.
- Brendan surfaced issue with USPS PO box key and correct contact information. HOA Board needs keys to be given to President so HOA can update information with USPS. Plus help with most recent contact information on file with USPS.
- November minutes approved. December minutes to be approved via email.

Respectfully submitted Seanna Mulligan

Next meeting 1/11/2021 at 5PM

