

**CASOLAR HOA BOARD MEETING AGENDA**  
**NOVEMBER 16, 2022**

Start 5:35 Zoom

**Attendees:**

Reid Phillips, Brendan McCarthy (left at 6PM), Jon Gurka, Mike Bailey, Seanna Mulligan

1. Review and approve minutes from last meeting? Approved via email and sent to Donna for posting.
2. Confirm board members and establish roles.  
Discussion of election process – reviewed bylaws about selecting the board. At the annual meeting there was a nomination from the floor. Nominee accepted so no vote of the Board was taken at the Annual Meeting. Days after the annual meeting, the nominee removed themselves. The board has 5 seats which were not contested. Bylaws Section 5.4 describes this situation. Bylaws state if a successor cannot be elected the existing director will continue and begin another term. Jon suggested we formalize the board. How do we self-ratify this situation. Nominations were accepted and rescinded, and notification was sent to the shareholders, and no one disputed the HOA board as presented so we are moving forward as is.

The 5 individuals who were on the Board prior to the Annual Meeting are the 5 remaining individuals.

All homeowners were sent an email regarding the board selection. No one disputed the decision. Email platform was used to send this notice.

Going forward in June or July, we will ask the homeowners for Board nominations.

Casolar Board – 2022 to 2023

President – Reid Phillips

Vice President- Mike Bailey

Treasurer – Brendan McCarthy

Member at Large - Jon Gurka

3. Treasurer report
  - a) Operation account balance \$51194
  - b) Reserve account balance \$28028
  - c) Capital Improvement account \$23510
  - d) Our account is negative so we will not do a cash basis reset. Amount over budget is \$1000 approx.
  - e) Brendan gave on mailbox key to Sara F, accountant
  - f) Dues 6 outstanding homeowners. Sara to go to mailbox Extended late fee deadline 11/22/2022. Alegra did not respond to attorney. No response no check. Seanna suggested we refuse services to them. Plowing and Honey Wagen. Allegra has an agreement to have Honey Wagen goes in to get the trash and return the can. Put policies on the website
  - g) Email we agreed an effective date 8/10/2022 as adoption of the new policies
  - h) Jon motions that we adopt policies dated 8/10/2022 and post on website. Reid second. Unanimously passed
  - i) Need a current delinquency report.
  - j) Seanna made a motion to turn the delinquent homeowners to attorney as of 12/1/2022. Implementation of the new collection policy as specific to notification of delinquent homeowners.
  - k) Landscaping and snow plowing – Brendan will contact the contractors
  - l) Snow removal contacting Todger to see if he will be amenable to snow storage on his undeveloped lots. Is the area where parking across from 1170 and 1180 on the slope. 1190 needs enough space for them to get to their driveway.

- m) Move snow away from fire hydrant.
  - n) Board needs to know the pricing for (ala carte) of plowing services. Such as additional snow removal, snow blowing or snow haul away. Going forward we should add additional services for plowing to budget for February and March additional charges. We will pay Beef to install snow stakes.
4. Landscaping
- a) Board is not pleased with Andy's services this year. Discussed the fall clean up. We don't pay Andy much and we don't get much. Look for new contractors for landscaping.
  - b) Need to research a new landscaping plan. Discussed the past conflict with Andy, Leanne and other landscape planners.
  - c) Andy does not want to pigeon hold into a budget and contract
  - d) Board has an existing relationship with Katie Warbel Garden Concepts – we need 2 focusses general maintenance and new plant implementation. We need a 6 month maintenance plan including fall winterizing. Andy does mow, irrigation and maintenance. We could split out irrigation from the other 2 maintenance issues. Board would like to put out RFP to other contractors. Mike to follow up with Reid regarding searching for a new landscaper.
  - e) Jon asked about homeowner's rights to improve their common space. All agree we need a full fix of irrigation. Jon needs his irrigation fixed.
5. Meeting format
- a) Board wants to meet on Zoom. Need to find a way to allow shareholders to join our monthly meetings. Looking for a yearlong schedule. Monday 2<sup>nd</sup> of every month at 6PM MST Mike to post calendar
6. Annual Meeting the second week of September Monday 18 2023 so nominations notice start end of July.
- a) Want a Zoom meeting and notices by email.
  - b) Casolar has a mail chimp account. 39 contacts and open rate is 74%
  - c) Installing web stakeholder voting platforms for all issues presented to the HOA
7. Construction
- a) Wallner bond is completed.
  - b) Beringause' – project. Done with solar panels and sky lights.
  - c) Board would like for homeowners doing construction projects to put forth a minor bond. Going forward for all construction projects to protect destruction to common area. Need to add construction policy. Wording that the bond would be at discretion of the board.
  - d) Triplex – Bell and Russell don't want to pay other lawyers. They want to do a presentation to the shareholders. What is the price of raw land? 250 square feet of conveyance and a deck easement. Informal presentation to the shareholders. Explain why this is a good deal for everyone else. How serious are they about doing this project. It must be clear this is not a final approval. The board needs to come up with some pricing policy. Candyce said whatever is presented is what is DRB application. Concern that is not a bait and switch on what is submitted.
    - 1. After discussion the HOA Board approve Bell and Russell hold an input session about their project for conveyance of 250 square feet and easement for decking or patio. No voting is allowed this is just an input and discussion session.
  - e) Approve to have Sara charge each triplex owner for 1705-0014 and all Board discussion for this issue.

Adjourned 7:55

Next meeting December 12, 2022, at 6PM

Respectfully submitted.

Seanna Mulligan