

# Casolar HOA Board Meeting Minutes

November 8, 2021

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

- Donna Pylman Hurwitz
- Brendan McCarthy
- Seanna Mulligan
- Reid Phillips joined at 5:10
- Mike Bailey

## Minutes

October minutes were approved

## New Business

- Treasurer Report –
  - All dues were paid by November 1 except one homeowner - McWilliams.
  - Operating account \$85,497.23
  - Reserve account \$28,000.04
  - Amount to be transferred to true up HOA books \$26,498
  - Delinquent homeowner was referred to accountant for collection. Report generated and approved by HOA President
  - Return check and overpayment have been rectified. Dues report was attached to October minutes.
  - Account balance transfer could not be completed due to limitations on the reserve account. Deposits can only be made yearly on anniversary of the account which is in December.
  - Discussion of other options to record the amount to “true up” HOA financials to move overage \$26,498 into HOA Reserve account. The HOA reserve account has limitations on deposits and with draws. We know these funds will be needed for the landscaping project approved earlier. Refer issue to accountant for best way to record the amount in Quickbooks and maintain reserves.
- Rockwell drain-
  - French drain near hot tub. What is clogging the drain – roofing debris?
  - Brendan and Reid have both inspected the drain issue.
  - Reid has recommended Drain King for \$500 to clear the drain. Scheduled for Wednesday.
  - HOA Board agrees this is a homeowner responsibility.
  - After the drain is cleared discuss the responsibility.

## Old Business

- Updated Signs
  - Invoice for 10 signs is \$1200. Not all signs are completed due to supply chain limits.
  - Signs are with our plowing contractor for installation.
  - Irrigation – Andy has not recently checked the system.
- Landscaping
  - Katie has started work on Casolar and started last week on Sandstone.
  - We will need a deposit for plant stock. (\$5000 to \$7000)
  - Plan is to phase in the installation. HOA needs a concrete bid for installing plant stock and maintenance. Regardless of the vendor (Katie or Andy/Leanne), HOA needs concrete bid for the work described.
- 1170 Gas Line
  - Reid said the patch is adequate just not pretty. The patch is as good as possible. This starts the conversation about seal coating Casolar.
- Wallner Project
  - Driveway is under construction.
  - No information about the rial road tie wall replacement. No paperwork has been received.
- Merefish Driveway

- Plumbeing for heated driveway is installed.
  - Work is progressing to complete all the driveways
- Xfinity
  - Contractor buried the Vail View Drive spur but not up by the mailboxes
  - Digging can't happen after November.

Next meeting is 12/21/2021 6PM

Respectfully submitted Seanna Mulligan