

# Casolar HOA Board Meeting Minutes

December 22, 2020

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

- Donna Pylman Hurwitz
- Nancy Bigsby
- Brendan McCarthy
- Seanna Mulligan
- Reid Phillips

\*Special meeting called in November to discuss Merefish household driveway repair and reconstruction. Discussed issues resulting in why the driveway was removed, scope of work, concerns for the HOA. Reid met with the homeowner to further understand driveway issues and timetable.

## New Business

- Treasurer Report – 2 unpaid homeowners –
  - M. Friedman – HOA dues notice was to be paid by a second party. Information was sent on M. Friedman behalf.
  - Alegria Associates c/o M. McWilliams 1141 B – They have ignored HOA calls and letters. Third year the homeowner has not paid as agreed. Nancy stated perhaps its been 10 years.
  - Discussion about action the HOA has or needs to get all households to pay as agreed. Ideas such as withholding services to homeowners (trash and plowing) that do not pay HOA dues but also increasing the financial cost of paying late or past 30 to 45 days.
- Last landscaping bill was \$2200
- Account balance is \$78381
- Account reserve balance \$27978
- Discussion of request for landscaper to cover planting area before winter. Issue of email sent by Paul Bigsby regarding landscaping crew covering planting areas.
  - Carlos, HOA landscaper is the expert and does not advise covering planting area due since it is not effective and restricts plants in the Spring. HOA decided to follow Carlos' advice for this winter.
  - This discussion continued to other issues brought forth by email complaints from Paul Bigsby.

## Old Business

- Construction trailers, lack of construction dumpsters, debris in common area. No construction trailers allowed since it allows trash to blow out of the container and does not allow for plowing.
- 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.
- Code Enforcement office is Community Development 970-479-2138
- 1141 Casolar - Wallner Project still underway.
- G. Merefish driveway repair will not be addressed till 2021.
- Comcast cable temporary fix from Vail View over driveway servicing 1121 and 1101 and attached to cable box at 1121.

## HOA Complaints

- Emails sent to the HOA BOD tone and tenor is out of hand. Communication needs to be respectful.

- The HOA BOD meets and discusses issues. When representing the HOA each board member has a duty of care to be cohesive and consistent. When the HOA board makes a decision all board members must uphold that decision.

Respectfully submitted Seanna Mulligan

Next meeting 1/11/2021 at 5PM