

# Casolar HOA Board Meeting Minutes

December 21, 2021

The meeting was moved from 12/13/2021 or 12/14/2021 to the following week due to travel and work conflicts. The meeting was called to order at 6:05 pm MST. Participating on the call:

- Donna Pylman Hurwitz
- Brendan McCarthy
- Seanna Mulligan
- Mike Bailey

## Minutes

September minutes were approved

November minutes were discussed but Brendan wanted to review before approving

## New Business

- Treasurer Report –
  - All dues were paid except one homeowner - McWilliams.
  - Returned check charges will be handled by Brendan
  - Operating account \$81069
  - Reserve account \$28,006
  - HOA has outstanding invoices for landscaping from prior season
  - Delinquent homeowner was referred to accountant for collection. Accountant needs more information. Additional information and images to refer to collections.
  - Sara, Accountant will advise us how to best handle \$26498. May need to open a second account.

## Old Business

- Wallner Project
  - Homeowner never signed the agreement to maintain tie wall. Work was done but not the paperwork.
  - Construction trailer was removed when requested. No construction vehicles can be parked overnight.
  - Board discussed recourse for Wallner tie wall – Since homeowner requested the work and did not sign the agreement, HOA BOD will hold homeowner to maintenance agreement since it was required to get approval for the work.
- Merefish and Hurwitz Driveway
  - Plumbing for heated driveway is installed but the concrete promised was not available to the contractor. This was not communicated to the Hurwitz.
  - Pour date for concrete is after mid-January.
- Parking Signs
  - Plow contractor does not like some of the sign placement. May need to move a few.
  - Construction workers do not oblige.
- Rockwell drain-
  - Reid spoke to homeowner
  - Reid pulled the permit for construction and learned the prior homeowner had the drain on the permit as part of construction.
  - Consensus of the HOA BOD is this is not a HOA issue. Prior owner improved this area which reverts the responsibility to the homeowner.
- Landscaping
  - Nothing new
- 1170 A Construction start
  - Unknown no new information
- Other issues
  - Hibachi and front loader were removed from Casolar.

- Mike Bailey will prepare a letter to all homeowners involved in renting. They will discuss.
- Homestake water break resulted in landscaping and vegetation being removed. Will need to discuss
- Bigsby email – HOA handled many issues this year. New construction policy seems to be making a difference.
- Wallner bond amount of \$4000 is in the operating account.

Next meeting is 1/10/2022 6PM

Respectfully submitted Seanna Mulligan