

# Casolar HOA Special Board Meeting Minutes

## February 28, 2022

The meeting was called to order at 6:05 pm MST. Participating on the call:

- Donna Hurwitz
- Brendan McCarthy
- Seanna Mulligan
- Mike Bailey
- Reid Phillips arrival at 6:30

January minutes approved

Reviewed presentation of the Tri-plex remodel see previous minutes

### **Construction Updates**

1170 B - Gurka unit has completed their remodel

**1170A Casolar Del Norte Drive:** Miriam Schoepf and Ardeschir Vahedi-Faridi - will be starting soon but may need to change the size of 1 window.

### **Discussion of Tri plex issues:**

#### **Tree Trimming**

HOA needs to give approval to remove or trim trees.

Discussion of tree removal or trimming and who pays for removal or trimming of HOA trees. Reviewed past history of tree removal expenses. Discussed fire mitigation from TOV.

- Tree trunks 5 feet or less to structures may need trimming or removal.
- If trees are diseased or distressed also HOA expenses.
- Trees homeowners want removed due to construction or view issues have been the responsibility of the homeowner. Trees removed for homeowner construction or request of homeowner for obstruction of view will be the responsibility of homeowner to pay the removal and potential replanting expense.

#### **Other Discussion Items**

HOA will need ILC or survey of - 1101A proposed remodel. HOA will need exact set backs and property line to verify exact information to the homeowners for a HOA vote. Architect will need same information to submit to DRB.

#### **Landscaping Plans**

Two plans were prepared by Garden Concepts with drawings and area to replant, revitalize, weed and improve. Phase 1 and phase 2. Discussion of moving Sandstone into phase 1 since to spread the project between Casolar and Sandstone. Discussion about adding retaining wall or improving rock wall on Lions Ridge side. Plan includes lower planting low water use perennials. Plant stock needs to be ordered in next month.

Issue was presented that current landscaping contractor was not happy with our decision. We reviewed the process and steps we took to get a bid from Andy. Past discussion of time and labor costs with out a bid and budget is frustrating. Andy was asked in the Fall to bid on this project and we did not hear back from him. HOA asked for bid to cover planting costs and upkeep. Still awaiting information. Reid to call Andy to discuss issues presented.

Treasurer Report –

Balances for    Operating account \$39072  
                      Capital Account \$26498  
                      Reserve Account \$28007

Respectfully submitted Seanna Mulligan