

CASOLAR HOA ANNUAL MEETING MINUTES

August 31, 2019

The annual meeting of the Casolar Homeowners' Association was held at the home of Donna Pylman Hurwitz on 8/31/19. The meeting was called to order by President Donna Hurwitz at 3:05 PM MDT. In attendance in addition to Donna were Brendan McCarthy, Seana Mulligan, Allen Mulligan, Barrett Phillips, Reid Phillips, Nancy Bigsby and Todger Anderson. Also attending via teleconference were Peter Hurwitz, Lori Sullivan and Curtis Landry. A quorum was established.

Donna started with some general remarks; giving an abbreviated recap of the Presidents Letter. She began by discussing whether homeowners would prefer a yearly Cost-of-Living adjustment (COLA) to the dues, or a larger increase every 3-4 years. She stated that a COLA increase for this year would have been approximately \$63. She noted that while our reserves have stood constant at \$27,000; that the actual annual budget is pretty tight and we only don't exceed it because the Board tries to optimize spending and often defers maintenance. She stated that any excess in this years budget will go to replacing some of the irrigation heads .In order to make sure we had some funds available for that, the Board decided against adding any new plants to some of the established beds this year. She said that is often not until mid-summer that we have a sense of where will end up, budget-wise, for the fiscal year. She said that one of our increasing expenses has been for Irrigation water, which has steadily increased over the last 5 years. Brendan gave the costs of water for each of the last four years. Reid stated that Eagle River has increased its rates over the last few years by quite a bit. In addition, with more areas to water we have used more. Reid asked if sensors would help but Brendan said that our new landscape provider, Henkes Landscaping, advised that they don't really work. The Mulligans noted that had been their experience as well. Henkes recommended replacing our aged irrigation heads and thought that would help conserve water usage. Alan asked if they would be the super-techy ones and Brendan said no. Todger said it was probably \$20,000-30,00 to replace the entire system with a new system and thought we were better off replacing heads. Donna stated that with 4 different systems, it is expensive to upgrade the basics. Seanna thought it was better to replace the heads than to design one integrated system (figuring it would cost about \$40,000.) Todger said that the trees fallen over by the mailboxes will be removed (the trees are on his private property). Donna also noted that we changed landscaping providers to Henkes Landscaping, which was a more competitive bid than Carlos. Brendan noted that Henkes is better with flower beds (they installed most of them, initially) and irrigation. He thought we got more personal service from Carlos and that Carlos was more responsive. Todger said Henkes is very busy, that is why it has taken so long to get his trees

removed. The Mulligans thought the landscaping this year was good; everyone was happy with the cost savings. Donna asked Brendan to give a treasurers report.

Brendan began by saying a dues increase would be in order for the following fiscal year (2020-2021). Other than snowplowing, our greatest expenditures have been on landscaping in the last 5 years. We undertook several projects and did some major tree trimming. We don't anticipate such expenditures going forward, but still could use more cushion in the budget to replace irrigation heads and cover increasing water costs. He reiterated that we won't take anything from the reserve fund this year. Reid asked about snowplowing; Donna said Scott Halstead was prepared to do it at the same contract price. Reid said the plowing service of Sandstone Road was late and suggested we get another bid. He will forward some names on. Seanna suggested we could change the order of the plowing (the Spur is plowed early) so that Reid's driveway is done first so he can get his kids to school. Reid also said there was a new trash hauling service run by locals. There were complaints that Honeywagon missed some the houses on the Spur and Sandstone periodically. Brendan will contact the new service to see if they will bid our HOA. Nancy asked if we could save money by going to an every other week schedule, but Reid thought that was impractical for people who live here full time, for rental units, and for holiday times.

Brendan finished by asking people to get back to the original question regarding dues increases. Reid and Seanna thought annual 3-5% COLA increases were preferable.

Reid noted there was sometimes a trash issue at a rental unit (1146 Sandstone) with renters putting the trash out the day before and animal issues.

Curtis asked if we could store snow across Casolar Drive on Todger's lots, as it damages the trees between 1160 and 1170. Alternatively, he asked if we could haul it away. Donna remarked that dues would really have to go up if we were to haul snow away; it is an expensive undertaking. Brendan said we are limited in the places where we can put the snow, and the trees are dense in that area. He will have the landscapers look at it.

Donna noted that we had changed voting procedures this year to give people anonymity. 11 ballots were received by the accountant. Two more were received at the meeting. The voting tally is:

2018 Minutes: 13 **yes** votes, 0 **no** votes

Annual Budget: 13 **yes** votes, 0 **no** votes

Directors: The slate of proposed directors was duly elected.

The Mulligans asked a question about deck railings. They approved the neighbors request to install like railings to what was existing, but they ended up being different. Donna and Brendan thought it was a TOV question as they are the final arbiter of design changes. Reid did not think the TOV required an HOA to give approval anymore. Donna noted that she has filled out forms for the TOV very recently.

Reid and Brendan discussed a major plumbing leak that Homestake Condominiums had that caused some water damage to Reid's unit. Brendan said he urged them to fix the vegetation for erosion control before winter. Reid said it was his understanding that the work was slated for this fall.

With no further business, the Meeting was adjourned at 4:06.