

Casolar HOA Special Meeting Minutes

April 25, 2022

The meeting was called to order at 6:00 pm MST. Participating on the call:

- Donna Hurwitz
- Brendan McCarthy
- Seanna Mulligan
- Mike Bailey
- Reid Phillips

Purpose of the meeting is to discuss emails and responses by HOA members regarding parking easement and parking signs.

Discussion:

Todger Anderson has not yet responded to email allegations regarding the transfer of parking easement to owners of 1150 unit A and B prior the current owners purchasing their units. Todger Anderson, HOA President 2006, granted a parking easement to the prior owners of 1150 units A and B. These 2 units were sold to the current owners: Merfish and Pylman/Hurwitz.

Motion:

Motion made by Seanna Mulligan to retain outside counsel, Candyce Cavanaugh, Orten Cavanaugh Holmes & Hunt, LLC, who is currently acting as Casolar HOA outside counsel. Second by Mike Bailey. Unanimously approved

Donna Pylman Hurwitz is requesting the HOA BOD to accept her resignation. Mike seconded the motion. Unanimously approved. HOA BOD noted the President deserves a clean break after sharing her expertise with all shareholders of the HOA. Mediating issues and advising on best practices for the benefit of all HOA members.

Motion to ask Candyce Cavanaugh to present a Code of Conduct draft for the Casolar HOA to consider adopting. Seanna seconded. Unanimously approved

Transitional steps for the HOA – Old and New Business

Triplex project

1150-unit A and B Casolar Del Norte Drive – easement in on Eagle County website. Discussion of all easements being on the Eagle County website.

Motion by Reid Phillips that all Annual Meetings and any special Shareholder meetings will be handled and conducted by Candyce Cavanaugh or outside counsel. Seconded by Brendan McCarthy. Unanimously approved

Contracts that are signed by Donna. Discussion of what to look for and how to handle

HOA BOD emails are not on website due to phishing issues. We have already experienced a few incidents of phishing. Double check all fund requests verbally.

Motion second signor on bank accounts will be Reid Phillips. Mike seconded. Unanimously approved

Reid Phillips agreed to be President of the Casolar HOA. Unanimously approved

Outstanding construction issues:

- 1170A construction parking and site plan. Discussed where dumpster is currently located and only 2 parking spaces

- Restore and replace for 1170A – do we need it? Stressed tree near 1170 A entrance
- Wallner deposit -restore and replace of irrigation and lawn – consult Andy before returning deposit.
- Hurwitz restore and replace of sprinkler head?
- Gurka 5-year tree agreement near expanded driveway. If tree starts to fail replacement must be planted by owner.
- Plowing is not paid for on Sandstone since those homes are not on a private road.
- Need replacement Board member
- Triplex exterior and Unit A expansion
- Tree #6 is the only tree we all currently agree to removal for Triplex
- GFRA comp value discussion. Require contract to convey property. Fair market value of the land you request. No permanent use without a contract. Surveys needed to clarify setbacks and other boundaries

Brendan was not on the call during Triplex discussion

Adjourned at 8:10 PM

Respectfully submitted - Seanna Mulligan