

Casolar HOA Special Meeting Minutes

May 9, 2022

The Zoom meeting was called to order at 6:08 pm MST. Participating on the call:

- Reid Phillips
- Seanna Mulligan
- Mike Bailey
- Jon Gurka
- Candyce, HOA Attorney joined at 6:15PM

Approval of New Board Member to replace the resignation of Donna Pylman Hurwitz, President of the Casolar Del Norte HOA Board.

Motion by Mike Bailey to approve Jon Gurka, 1170 B Casolar Del Norte Drive, to replace the open position left on the HOA Board. Motion seconded by Reid Phillips. Unanimously approved.

Update by HOA BOD members about 1101 Triplex project.

Tri-Plex Plans PAA from architect Jordan email response after multiple meetings of the HOA Board, discussion with the homeowners and multiple architectural plans:

Jill and Michael Baker, Brendan McCarthy, Bill Russell and Bridget Bell

1101 Vail View Drive
Vail CO 81657

Dear TriPlex owners:

Casolar HOA Board of Directors has received feedback and concern regarding past easements granted 16 years ago. As a result, Donna Hurwitz has resigned, our HOA Board has retained counsel. All property requests will be handled by counsel.

Regarding 4/5/2022 email from Jordan Kalasnik addressing PAA-Casolar Design Review Package, the HOA has received contrary information about details about items still on the plans. We are requesting, as we did at the Zoom meeting, that the skim exterior project be presented separate from the Unit A addition. We need to see a plan/rendering that shows the East Elevation of the Triplex without the proposed addition (so what it would look like with a new exterior if the proposed addition fails to get approved by members).

The Board would like to facilitate that portion of the project over which we have control to approve. As we have discussed, other portions of the project will require a contract between each of the triplex owners and the Association, which must then be approved by at least two-thirds of the members. That process will take longer than the Board approval for the skim exterior project.

To date, the Association has not received final plans prepared by Jordan Kalasnik that have been agreed to by each of the triplex owners. In fact, recently the Board received an email expressing disagreement with a portion of the most recent version of the plans. Please be advised that the 30-day timeframe for review of an application does not commence until final plans have been submitted and all information the Board has required has been submitted. We must also receive written confirmation from all homeowners that they agree to the plan before the HOA Casolar Board can start to review.

We appreciate your cooperation in moving this project along in an effective and efficient manner.

Sincerely,

Board of Directors, Casolar HOA

Discussion with Attorney after responding to the homeowners with the email above. The HOA BOD received another set of plans from the triplex owners. In the plans Unit A shows a deck to be enclosed into GFRA (requesting common property from the HOA) along with the Triplex exterior skim project. All 3 triplex homeowners approved this new set of plans with the Unit A enclosing common property, tree removal not keeping with HOA policy and common wall questions by the HOA BOD. Tree removal requests on the plans were not approved. Replacement trees were not adequately sized and the common wall proposed between the Unit A and B must be clarified. Plans were denied.

Candyce, HOA counsel, advised the HOA BOD of what our governing HOA docs state, how other HOAs in our market area handling homeowners request to expand. Specifically, the HOA directors discussed the triplex current request after the email sent 4/29/22. Discussion about the cost to continually respond to plans that can't be approved. Discussion about how to inform the 3 homeowners of the triplex about separating the exterior facelift of the triplex from the unit A expansion remodel.

A process was established to allow for homeowners who want to expand their GFRA. All such requests will be handled by outside counsel. Additional information requested by the HOA such as a survey will be the sole financial responsibility of the requesting homeowner. Land conveyance will require at least, a purchase agreement, payment of fees for all outside contractors and a super majority of the stakeholders.

Respectfully submitted

Seanna Mulligan

HOA Secretary