

CASOLAR BOD MEETING

7/10/17

A regular Board meeting was called to order at 4:08 PM MDT by President Donna Hurwitz. Also present by teleconference were Brendan McCarthy, Monique Friedman, Allie Frick and Nancy Bigsby, thereby establishing a quorum.

The minutes from the 6/12/17 were unanimously approved.

Brendan presented the treasurer's report and expected the association to be under budget by the end of the fiscal year. That would allow us to repave Vail View Dr and Casolar Dr using this year's funds. If other unexpected expenses arise before the end of the current fiscal year (9/30), we would split the payments to the paving company using this year's funds and paying the balance from next year's budget.

Nancy said she had received a certificate of insurance from Scott Halstead which covers the period 9/1/17 – 8/31/18. This would cover his snow plowing service to Casolar for 11/1/17-4/3/18.

It was decided to have the Annual Meeting of the Casolar HOA on 9/2/17 at 3 pm at the home of Donna Hurwitz. All current Board members said they would be willing to serve on the Board for the upcoming year. Donna will send an email notice to all homeowners to see if anyone else is interested in running for the Board. Nancy will prepare the appropriate forms for the Annual Meeting and Brendan and Donna will work on the financials and distribution. While the Board is working on a proposed budget for 2017-18, Brendan does not expect any material increases; as such, the Board anticipates that dues will remain at the current \$2250.

Brendan and Donna met with our landscape contractor, Carlos, to determine the best plan for improving the area along the west side of the driveway of 1146 Sandstone Drive. The area had been filled with dead bushes and the Board had previously agreed to remove them and clean it up. As both homeowners at 1146 had noted that there is not enough snow removal space, it was decided to plant sod over much of the area and create a flower bed at the street, matching the other Casolar homes on Sandstone. The slight hillside there is now more gradual, allowing for more snow storage space in the winter. The cost for this will be approximately \$2000. The area is serviced by existing irrigation.

Dabney Pierce had contacted Monique and mentioned having her driveway plowed.

Donna said she would talk to Scott Halstead about it as it is not a simple asphalt driveway. She asked Monique to provide Dabney's contact info so we could discuss potential pitfalls with her.

Donna had reviewed the landscaping with Carlos at the end of June and had solicited bids for several projects. Carlos had suggested adding plant material to replace normal seasonal/annual die-off in several of the beds. The Board deferred this until next year, as the beds look pretty good. We will have to do this every other year or so.

The tree at 1101 B Vail View Spur has been removed (previously approved by the Board due to its increasingly lopsidedness and root damage to road). Donna obtained a bid by Carlos to redo the

railroad tie planting beds in front of 1101 A, B, and C. The anticipated cost is approximately \$3300 (without any plant material).

Several Board members felt strongly that planting boxes adjacent to units should be the responsibility of the homeowner, as many homeowners have made similar improvements to their units, at their own expense.

Donna has been informed by a Board member at The Overlook at Vail that they intend to remove the stone retaining wall and are awaiting on engineering reports on how to proceed.

The excess telecom wires at 1180A Casolar Drive will be removed by Century Link. Work is anticipated to begin soon. The Bigsby's have provided the HOA with an Agreement to Repair and Restore, which is typical when a homeowner is having utility work done.

The next BOD meeting is scheduled for 8/7/17 at 3PM.

There being no further business, the meeting was adjourned at 4:53PM

Respectfully submitted,

Nancy Bigsby, Secretary, Casolar HOA