

## Casolar HOA Meeting Minutes July 13, 2022

The meeting was called to order at 6:33 pm MST. Participating on Zoom meeting:

- Reid Phillips
- Seanna Mulligan
- Jon Gurka

### **Minutes Approval**

None left to approve

### **Construction Projects**

#### **Wallner**

No change in the Wallner project. Wallner remodel is complete however the landscaping has not been restored to the condition prior to starting the project. HOA has a restore contract for this project. The homeowner has not initiated restoring the landscaping. Reid and Brendan have both been in contact with our landscape contractor Andy (Henges) to get a general idea of the scope and cost to do the restoration of Wallner's landscaping. The Board researched the permit for this project with the TOV. Reached out the Wallner contractor, Chaz.

Motion: Given the HOA Board has given Jack Wallner enough time after multiple requests to fulfill the restoration of the landscaping per the restore and repair agreement and due to lack of action by the homeowner, the board will use the bond/escrow fund paid by Jack Wallner to complete the work.

Discussion: the HOA Board is not interested in engaging in extra work or finishing remodeling work. This project has dragged into a third-year and we need it completed.

Passed unanimously

After discussion with TOV staff, Chaz - contractor has until 8/15/2022 to remove footers, grade the disturbed area, repair retaining wall, install grate on the drain basin and anything else to pass final inspection.

#### **Beringause**

Pictures from Beringause architect were sent to the board requesting permission to move forward with snow melt for pavers on common area. HOA Board discussed this request and decided that this project needs to be reviewed and viewed by the shareholders.

Decision: Irrespective of the size of the request, shareholders need to review and vote. 2/3 majority to allow for the project to move forward. The package presented to the shareholders must be the exact same that is presented to DRB. Nothing can change from the shareholders vote to the DRB presentation. Letter sent to homeowner regarding the above information and to contact attorney for HOA shareholder vote.

Adjourned at 7:19 PM

Respectfully submitted

Seanna Mulligan