

Casolar HOA Board Meeting Minutes

July 12, 2021

The meeting was called to order at 4:10 pm MST. Participating on the call:

- Donna Pylman Hurwitz
- Brendan McCarthy
- Seanna Mulligan
- Reid Phillips

Minutes

June minutes were sent out again for approval

New Business

- Treasurer Report – 1 partially unpaid homeowner –
 - Alegria Associates c/o M. McWilliams - 1141 B – late fees have not been paid. Treasurer to send invoice.
 - Just received plowing invoice for additional gravel.
- Operations account balance \$46315
- Reserve account balance \$27993

Treasurer shared analysis of budget vs actual and accumulation of cash balance. HOA uses cash accounting.

2014 – 15 over budget which resulted in dues increase

2015-16 under budget 7500

2016-17 under budget 3200

2017-18 under budget 500

2018-19 under budget 3600

2019-20 under budget 15000

The last 2 years are neutral so we have funds that can be used for landscaping/planning approx. \$12,800.

Remaining anticipated expense is \$13000 to \$15000

Could have additional expenses from Henke.

- Landscaping architect discussion
 - Katie can plan and recommend but does not have the work force to plant.
 - Le-Ann could create a landscape plan and have Henke's labor force plant\
 - Dragonfly Gardening could do both
 - HOA needs to choose one to hire and engage for next year Spring planting
 - Sandstone landscaping needs coordination and continuity
 - Tree removal
 - Question about marked trees- Ceres marked trees
 - Prune aspen

Old Business

- 1170B – Gurka parking issue with trailer taking up more than 1 space which does not allow for contractors to park in the second parallel spot. There is not adequate room to accommodate all the subs and vendors. Owner of 1170B has been directed to contact Christian Bigsby for parking approval. November and beyond will be a parking issue if the project is not completed prior to busy season. Decision is based on 1170A not being under construction at the same time.

- Design discussion for 1170A. DRB TOV will have final decision on design for the duplex. Cross easement discussion. Changes submitted are removal of a small tree and an additional window. BOD Unanimous agreed to let DRB process handle variation between duplex units.

- Cables in strung in the trees
 - Leonard Sandoval, was on location for Merefish driveway, Wallner and answered questions about Comcast Cable burial.
 - TOV working with Comcast for digging boring permit. No new info
 - Wallner – confusion about permitting for the expanded scope of the project. Need engineer to draw plans for HOA and TOV to approve. Water from catch basin and additional drainage will flow into TOV drain. Irrigation was installed and cut again due to excavation. HOA members researched B20-0319 existing permit for this project and determined it needs TOV construction permitting. Contractor states will be done in 2 weeks once they are allowed to start.
 - Merefish driveway also need construction permit. Discussion about drainage on that side of Casolar street. Additional solutions are needed to keep water off driveways.

- Parking solutions
 - Mark areas with signs for clarity and enforcement.
 - Approved \$2000 for signs and posts - unanimous
 - Cutting in from Eiger the open space needs a sign to give non-residents information about private property. This is recommended by attorney to limit liability. No trespassing or HOA property. Discussion on wording.

- Approval of Mike Bailey for open board seat. Unanimous approval

- Annual Meeting
 - Accountant to prepare financial information for meeting
 - September 11, 2021

Meeting ended at 6:53 PM

Next meeting August 9 at 5:30 PM MST

Respectfully submitted Seanna Mulligan