

Casolar HOA Meeting Minutes August 31, 2022 (rescheduled from 8/24/2022)

The meeting was called to order at 5:30 pm MST. Participating on Zoom meeting:

- Reid Phillips
- Seanna Mulligan
- Jon Gurka
- Mike Bailey
- Brendan

Minutes Approval

None left to approve

Annual Meeting

Current costs are up 12% and our budget needs to reflect maintenance increases. No increase since 2015 which means we are maintaining landscaping at bare minimum. 2022 summer rain fall has saved us in water conservation and lower water costs. Reserves for future costs of maintaining the road.

Discussed former HOA President Donna Hurwitz's memo about how to prepare for the annual meeting. Agenda, minutes, budget and who to contact prior to the meeting.

Reid proposed a motion for \$2520 HOA dues which reflects the 12% increase in true costs. Mike 2nd.

Discussion Revenue would be \$71,064 based on increase. We have asked for a bid for upcoming maintenance from Henke. Past years no contract has come from Henke. Other vendors are not interested in bidding our landscaping work. Andy has been a good partner with how much he knows our systems, needs and very flexible. Plowing vendor was contacted and no increase in cost.

Passed unanimously

Agreed to conduct meeting on Zoom. Reid to send invite.

Discussion about who on the board is willing to stay for the upcoming year. All agreed to stay on the board.

Annual meeting materials need to be out 10 days prior to meeting date. Date for annual meeting is 9/21/2022 so all material needs to be sent by 9/10.

HOA statements to go out 11/2.

Construction Projects

Reid asked that we table the tri-plex re-skim. Bridget asked for a face-to-face meeting with Reid to do walk through on her project. Jon asked about update of all shareholder vote.

Letter regarding heated walkway denial to Beringause was sent.

Wallner escrow bond for restoring landscaping. Please have Henke (Andy) send information to HOA before settling on amount. Regrading north side needs to be separated from the bond amount. Grading has not been finished at the time of this meeting.

Sale of Property – Title Fees for transfer of property

Brendan and Seanna proposed on email that our HOA website direct title company to Sara F at Vail Tax to complete all title requests. No cost to HOA. She responds and the fees for transfer are charged on title settlement and reimbursed to her firm.

Discussion: No cost to HOA and this is legitimate based on bylaws to conduct HOA business. Sara is our accountant and has access to our documents. We need a bid to retain Vail Accounting to do all our accounting needs: such as opening mail, paying vendors, maintaining reports and collections. Brendan will ask for RFP to do this service.

Motion passed unanimously

TriPlex

Legal fees related to triplex need to be split equally to each triplex owner. Candyce Cavanaugh's invoice has triplex issue listed as special matter. Accountant to send invoices to each of the owners. This was stipulated in a letter from The HOA Board in April 2022. Need to get final accounting from attorney so Sara can invoice.

Adjourned at 8:19 PM

Respectfully submitted

Seanna Mulligan