

Casolar HOA Board Meeting Minutes

August 9, 2021

The meeting was called to order at 4:03 pm MST. Participating on the call:

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

Minutes

June and July minutes approved by 4 attendees. Discussed DRB issue listed in July minutes. The DRB docket is 3 weeks out for discussion and decisions. DRB does not have any of our addresses on the docket as of today.

New Business

- Treasurer Report – 1 partially unpaid homeowner –
 - Alegria Associates c/o M. McWilliams - 1141 B – late fees have not been paid.
- HOA has only been billed \$5000 for current season of landscaping.
- Budget discussion from last month was revised with anticipation of higher costs for remainder of landscaping.
- Operations account balance \$43985.44
- Reserve account balance \$27993

Old Business

- Landscaping architect discussion
 - Katie Warbel, Garden Concepts, and Reid completed another walk thru of the associations landscaping beds.
 - Asking Katie to submit a contract for services, then design plan that leads to HOA putting deposit on plants for 2022 Spring planting.
 - can plan and recommend but does not have the work force to plant.
 - Katie will also be able to audit the plants put on deposit and planted.
 - Looking for sustainable plantings NOT Vail roundabout design.
 - Le-Ann is Andy's wife/partner and she offers the same service as Katie Warbel. Brendan to speak to Andy about using his service for design, deposit and planting. HOA wants a contract and to get away from time and materials billing.
 - New landscaping will require more maintenance. Much of what needs to be done is removal of existing dead or overgrown plants.
 - Dues increase to cover the landscaping improvement. Ultimately, decided to get bids and try to start the project for around \$12,000. Funds we have.
 - Discussed splitting landscaping from irrigation and mowing service.
 - Ask all interested contractors to submit contract, plan and costs by Aug 31, 2021 for Board discussion
 - Wallner – Engineered plans approved as long as TOV approves and permits the project. Deposit/Bond for \$4000 received from homeowner.
 - Merefish is still interviewing contractors for his heated driveway project. HOA members expressed the need to get this project completed and eliminate the fencing.
 - Parking signs
 - Red and white signs on 4" by 4" posts installed by Henke.
 - Cables in strung in the trees. Donna has reached out again to TOV and Comcast.
 - Collection policy -Discussion of the final collection policy from HOA Attorney. Based on Colorado statute - \$50.00 a month for unpaid dues, interest of 21%, immediately transfer to Attorney for collection at 90 days past due. Final copy sent by Donna. Unanimous approval via text and email.

- Annual Meeting
 - Accountant to prepare financial information for meeting.
 - Meeting will be on Zoom 9/11
 - Next Board meeting is 9/13/2021
 - Remaining items to be handled on email. Budget numbers will be available after our accountant has verified current year to date financials.
- Discussion of Mulligan -1121 deck request. Seanna Mulligan recused herself from discussion and vote. Approved deck design as submitted.

Next meeting

Annual Meeting September 11 at time to be listed on email

September 13 at 5:30?? PM MST

Respectfully submitted Seanna Mulligan