

Casolar HOA Board Meeting Minutes

September 13, 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 joined at 6:22
- Mike Bailey

Minutes

August minutes approved by 4 of the 5 attendees.

New Business

- Treasurer Report –
 - Monique's dues to be sent to attorney. Email Brendan.
- Elect Officers – no change.
 - President - Donna Pylman Hurwitz
 - Treasurer - Brendan McCarthy
 - Secretary – Seanna Mulligan

Old Business

- Wallner Project
 - Irrigation – Andy has not recently checked the system.
 - Paul Bigsby let us know he has been hand watering. Upper irrigation system has not been operational due to Wallner construction. Sodding in upper part of Casolar??
 - Timer for the upper Casolar yards needs checking. Box is falling apart
 - After Andy ran new irrigation lines it worked for 6 days before being cut again.
- Merefish Project – contractor no longer available. Project is red tagged and not approved by Casolar BOD. Hurwitz driveway is still in exploratory.
 - Reid joined and discussed options for driveway.
- Paul Bigsby email was discussed. Multiple requests have been made to TOV and Comcast to bury all exposed cable lines. Promises have been made by Comcast to rectify.
- Short term rentals as it relates parking issues- STR "short term renters and LTR" long term renters' are not sensitive to residents.
 - Board agrees that parking is for residents and not renters.
 - Discussed HOA common property being used for financial gain. Same as offering parking for cash.
 - Sign to address resident vs renter parking
 - Mike Bailey volunteered to monitor STR listings, parking, manager's contact for each listing and compliance for the HOA. Adopt a policy that all homeowners must follow.
 - Discussed natural color of parking signs versus red lettering on white backing.
 - Casolar BOD voted unanimously to adopt red lettering and white backing.
- Creation of STR policy to allow for greater transparency and consistency with so many properties listed ST and LT.
 - Mike Bailey volunteered to monitor STR listings, parking, manager's contact for each listing and compliance for the HOA. Adopt a policy that all homeowners must follow.
 - Compile list of all managers for each property.
 - Monitor parking issues, trash and noise
 - Monitor discussion around rental issues.
- Capital Expenditures

- Move funds into reserve account. Accountant to facilitate the amount for reserves.
- Utilize fire department services to help with tree trimming and removal.
- Vote to approve Katie of Garden Concepts to draw up a plan for landscaping (\$3000) to address new plant stock, removal/clean-up of existing beds. Also provided list of plant stock for Spring purchase. Donna proposed and Seanna seconded. Unanimously approved.
- Need for actual budget from existing landscape contractor for installation of new stock, revitalization of existing plants and maintenance with new plant stock. Initial thought is \$10,000 or less in plant stock.

1190 Beringause project

Discussion of proposed landscaping project for 1190 which includes permanent heated staircase and additional plantings. Solar panels were also proposed which are allowed by the HOA and we will sign approval for the installation. Discussion of improvements that exist around this property.

Mike Bailey is recused from this vote.

Board voted no (4-0) one recusal on your plan as presented.

1160 Rockwell Roof project

Plans were not submitted prior to our meeting so BOD will need to discuss via email.

Next meeting is 10/18/2021 time in TBD

Respectfully submitted Seanna Mulligan