

CASOLAR HOA ANNUAL MEETING SEPTEMBER 11, 2021

MINUTES

The Casolar HOA Annual Meeting on September 11, 2021 was held by Zoom. President of the Board Donna Hurwitz called the meeting to order at 3:02 pm MT..

Attendees: Brendan McCarthy, Allen & Seanna Mulligan, Mike Bailey; Jon Gurka, Miriam Schoepf & Ardi Vahedi-Faridi, Gerald Merfish, Peter & Donna Hurwitz, Reid Phillips, and Todger Anderson

A quorum was present.

Donna Hurwitz made opening remarks on behalf of the Board. It was a busy year for the Board as turnover of properties and resulting renovations causes more work for the Board because of the complexities of the HOA. The Town of Vail (“TOV”) call our HOA a “Lily Pad” HOA where Owners own their buildings but no land outside of the footprint of their unit.

Snowplowing is one of the HOA’s biggest expenses. Our contractor did not charge us a price increase this year. There were several issues with a construction trailer that had been illegally left in the HOA for several weeks and also parking on the street on lower Casolar which is the iciest part of the road.

Parking is always an issue in a resort town. Donna Reiterated that under our governing documents, owners are allowed one space in their garage and one in their driveway; unless the driveway can fit more. The Board has a plan to install more parking signs to clarify where parking is allowed. Signage is planned for the entry stating that if a car is illegally parked it is subject to be towed at the owner’s expense.

Construction, while a nuisance to neighbors, is good for the HOA overall as people improve their units. In order to monitor projects and give some guidelines, the Board has a Construction Policy in place. Bonds can be required, particularly if there is significant disruption to the Common Area. Donna reviewed the status of current projects at 1141A and 1170 A and B Casolar Drive.

Landscaping is an area where the HOA policy has been to spend money on the most visible areas of the HOA. There is usually a once a summer clean-up of the area between Sandstone Road and Casolar Drive, which was delayed this year to labor issues. The Board has met with landscape designers to refresh the current planting beds. No plant materials were available this season so any new planting will take place in 2022. Donna noted that it takes money to landscape and are dues are very low. If owners want the HOA to be more visually appealing, dues will have to increase. The Board is also sensitive to increased water and maintenance costs.

Short term rentals ("STR") are a topic Valley wide among HOA's. Our HOA does not have a STR policy, but TOV does. Donna reviewed the basics of the TOV rules, which can be found on the TOV website. Donna asked that Owners display the HOA parking rules in their units for renters. The HOA can adopt a STR policy which would require the manager's name to be listed on the HOA website, and could include language verifying the maximum number of guests and appropriate hot tub behavior (there have been complaints). If hot tubs are a problem, the HOA could require them to be screened from neighbors. Gerald Merfish asked if other HOA's restrict the minimum number of nights that can be rented. Todger Anderson noted that HOA's typically have some restrictions. Mike Bailey noted that a HOA on Lions Ridge Loop restricts STR's to a two- week minimum. A discussion ensued. Reid Phillips noted that the Board does not want to regulate but that some units currently offered on Air BnB include the guest parking spaces as available for STR clients. He asked that owners take a more active role in regulating what is happening in their units. Ari Vahedi-Faridi said that noise is the biggest issue. Seanna discussed the TOV for making a noise complaint about a STR, and the consequences to the owners (can ultimately lose their STR license). She noted that full time residents are bearing the brunt of the STR guests who park too many cars. Donna noted that there is free street parking available a short walk up Vail View Drive. Miriam asked about long term renters and abuse of parking. Donna noted that the owner in question has ignored the Board's entreaties to him about his tenants' parking. Reid suggested that the guest parking spaces are not to be used by renters. Brendan said he had never heard that. Reid noted that it was unfair for owners who rent to use the limited guest spaces as part of their rental income. He noted there were issues t the Triplex. Donna noted that both owners and renters abuse the Triplex parking.

Mike Bailey asked about the damage to landscaping caused by the cutting of the irrigation lines at 1141A Casolar Drive. He asked if part of the bond the owner had to put up would be used to restore those areas. Donna said the Board would have to look at it next summer when the irrigation is fixed to determine where there was permanent damage. Miriam asked if there was a plan to show where the damaged areas are. Reid said the Board would make sure every area was brought back to its original condition.

Reid discussed the landscaping plan and said the Board had talked to two designers with the intent of cleaning up the beds, having a more cohesive design throughout the HOA and to try to lower maintenance/water costs. Sustainable plants would be preferable. Brendan noted that another, more costly, option, was to create a master plan with a landscape architect to cover the entire Common Area and also consider fire mitigation. Reid said landscaping was a priority for the Board in 2022. Gerald asked if there was allocation of funds in the budget. Donna said that there were funds set aside to pay a designer of approximately \$10,000-15,000 and that additional funds would be needed for implementation. Brendan noted that fire safety was a priority. Todger thought that the Vail FD would give us a written report. Donna noted that she has met with Paul Cada of the FD twice to discuss fire mitigation.

With no further items to discuss, Donna asked for voting to commence:

The 2020 Annual Meeting Minutes were approved.

The 2021-2022 Budget was put to a vote.

Gerald asked for a historical comparison of budget vs. actuals. Brendan said he could provide that. Brendan gave a report- dues are not increasing. He said that water, plowing and landscaping maintenance are important line items. The Common Area line item is often a cushion for overages. He noted the HOA has \$26,498 in long term reserves and additional funds can be added to this which would bring our reserves to almost \$50,000. A discussion about Casolar Drive as a depreciating asset ensued.

The 2021-2022 Budget was approved.

2021-2022 Directors: Donna asked if there were any additional nominations from the floor. There were not.

The 2021-2022 slate of Directors was approved.

Gerald asked if the issues raised by Curtis Landry at the 2020 meeting were resolved. Donna noted that the Board discussed Curtis's concerns.

Gerald asked if the increase in the value of homes had any effect. Donna noted that as people are paying more money for the homes, they could potentially expect the Common Area to look better, but that has not been raised by any new owners yet.

Gerald apologised for the length of time it is taking for his driveway to be finished. Todger and Reid offered some contractor contacts.

Donna welcomed all the new owners and thanked Mike Bailey for joining the Board mid term when Nancy Bigsby resigned.

The meeting was adjourned at 4:29 pm MT.