

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION ANNUAL MEETING

SUNDAY AUGUST 25th, 2013 -- 3 PM Mountain Time

1101B Vail View Drive (middle Unit)

This proxy and ballot information is for the August 25th, 2013 Annual Meeting of the Casolar Del Norte Home Owners Association. The meeting will be held at 3PM Mountain Time at the home of Brendan McCarthy, 1101B Vail View Drive Unit and via conference bridge that we will have setup to allow remote callers to attend the meeting. The call-in number and the passcode to join the conference bridge is posted on the “www.casolarvail.com” web site under the “Homeowners Directory” section. The login/password to gain access to those sections of the web site that are protected. Please contact any board member if you need the login/password to gain access to these sections.

If you wish to proxy your votes please fill out, sign and return a completed PROXY form. Alternatively, if you wish to vote on the attached ballot items and return them in advance of the meeting you may also do so. These must be returned by US Postal mail, fax or email no later than Friday, August 23^h 2013 in order to be counted. The address to send either your PROXY or your BALLOT documents back to is below.

Casolar Del Norte Home Owners Association
PO Box 2966
Vail, Colorado 81658-2966
Fax: 866-666-3563
Email: casolar.treasurer@gmail.com

PROXY FOR AUGUST 2013 ANNUAL MEETING OF CASOLAR DEL NORTE HOMEOWNER’S ASSOCIATION

In the event that the undersigned is not present, or if present and does not elect to vote in person, the undersigned hereby appoints and constitutes:

Majority of Board

Or

Name of Individual

as proxy of the undersigned to attend the annual meeting of the Casolar del Norte Homeowner's Association to be held at 3:00 p.m. Sunday, August 25th, 2013 at 1101B Vail View Drive, Vail, Colorado 81657 and any adjournment or adjournments thereof, with full power to vote and act for the undersigned in their name, place and stead, in the same manner, to the same extent and with the same effect that the undersigned might if they were present thereat, giving said full power of substitution and revocation and the undersigned hereby revokes any other proxy heretofore given by them.

Dated this _____ Day of _____, 2013

Signature of Lot Owner

Signature of Lot Owner

Name and Address:

Casolar Address:

Please return this notice by August 23rd, 2013 to: Casolar Del Norte Homeowners Association (OR FAX TO 866-666-3563)

P.O. Box 2966

Vail, Colorado 81658-2966

Or via email: casolar.treasurer@gmail.com

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____

Casolar Del Norte HOA 2013-2014 Director Positions

Please Vote for up to FIVE (5) Board Members (“Directors”) to serve as the Casolar Board for the 2013-2014 year. Put a checkmark in the right hand column for up to five (5) of the choices below to indicate a vote for that person.

Nancy Bigsby (Incumbent)	<input type="checkbox"/>
Brendan McCarthy (Incumbent)	<input type="checkbox"/>
Marshall Turley (<i>Incumbent</i>)	<input type="checkbox"/>
John Uhley (Incumbent)	<input type="checkbox"/>
Rod Wright (Incumbent)	<input type="checkbox"/>
Bridget Bell	<input type="checkbox"/>
Kenneth Friedman	<input type="checkbox"/>
Seanna Mulligan	<input type="checkbox"/>
Write In:	<input type="checkbox"/>
Write in:	<input type="checkbox"/>
Write In:	<input type="checkbox"/>
Write In:	<input type="checkbox"/>
Write In:	<input type="checkbox"/>

The affairs of the Association are managed by a Board of five (5) directors whose term runs for one year. Elections are done at the Annual meeting. The members of last years Board, listed above by name, are all willing to serve for another year (if elected). As of the printing of this ballot form three additional members have expressed an interest in serving. We have also left spaces for “Write In”’s in case anyone else does become interested. Please vote for up to (but no more than) five (5) Directors.

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____

Approval of the minutes of the 2012 Annual Meeting

Cast your vote to approve the minutes of the 2012 Annual Meeting. A copy of these minutes, pending approval, is already posted to www.casolarvail.com under the “Minutes” section for 08-26-2012.

I cast my vote in FAVOR of approving the 2012 minutes.

I cast my vote AGAINST approval of the 2012 minutes.

A copy of the minutes of last years (2012) Annual Meeting is pending approval from the homeowners at this, the 2013 Annual Meeting. Our governing documents call for the Members to approve the last minutes meetings at the next annual meeting. A copy of these minutes is posted on www.casolarvail.com.

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____

Vote on Ratification of the proposed 2013-2014 Budget

Cast your vote to ratify the proposed 2013-2014 Budget as posted on www.casolarvail.com under the “Budget” section on 07-22-2013, a copy of which was also attached to this Ballot package)

I cast my vote in FAVOR of ratification of the proposed 2013-2014 Budget, including the use of reserve and excess funds for the two capital projects (primarily Landscaping on Vail View and Sandstone Drives and updating of governing documents to current Colorado condominium standards).

I cast my vote AGAINST the ratification of the proposed 2013-2014 Budget, including the use of reserve and excess funds for the two capital projects (primarily Landscaping on Vail View and Sandstone Drives and updating of governing documents to current Colorado condominium standards).

The current Board has put together a budget which we believe should cover Association costs for the 2013-2014 fiscal year. A copy of this budget, dated 07-22-2013, was included with this Ballot information and an online copy may be found on the web site www.casolarvail.com under the “budget” section. Under this budget, dues will remain unchanged from last year. Two capital projects funded through reserve and excess funds are included in the budget as well. If approved, even after use of these reserve and excess funds the Association will have roughly \$40,000 in our reserve account and roughly \$8,000 of available excess funds to cover any unbudgeted for contingencies. The current Board recommends that you vote in favor of ratifying this budget.

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____

Vote to waive requirement for annual audit

Cast your vote to determine if the Association should waive the requirement to pay for a public accountant to audit our books for the 2012-2013 fiscal year (savings of between \$2000-\$4000).

I cast my vote in FAVOR of waiving the requirement to have a public accountant audit the 2012-2013 financials (in other words, don't spend \$2000-\$4000 on an audit)

I cast my vote AGAINST waiving the requirement for an annual public accountant audit to be performed (in other words, go ahead and spend \$2000-\$4000 on an audit of the 2012-2013 financials)

Our Governing Documents state that the Treasurer shall "cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year. " This audit is typically done in November/December for the year ending in September (i.e.: we'd pay this November/December to have the fiscal year which ran from October 1st 2010 thru September 30th 2011 audited). Current auditing estimates are still coming in between \$2000-\$4000 (which seems quite excessive for an Association of our size to pay). Your Board recommends that you vote in favor of waiving this requirement for the 2012-2013 financial year as a cost savings measure.

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____

Vote to amend governing documents to reflect current Tree Maintenance/Trimming Policy

Cast your vote to determine if the Association should amend the governing documents to clarify that the responsibility and expense of tree trimming shall be that of individual homeowners and not the HOA. This would amend Article VII Section 11 to include the additional sentence along the lines of "Trees that are adjacent to a dwelling unit shall be maintained by the Owner of that unit at their own cost an expense."

I cast my vote in FAVOR of this modification to the governing documents. Tree trimming and general maintenance of individual trees near a dwelling unit should be taken care of by individual homeowners and not the HOA. The expense to trim, cut or plant such trees should be paid for by the individual homeowner.

I cast my vote AGAINST modifying the governing documents in this way. Tree trimming and general maintenance of individual trees should be taken care of by the HOA. The expense to trim, cut or plant such trees should be factored in the budget process and paid for by the HOA, not individual homeowners.

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____

Vote on Kellie Sponberg Request for HOA to trim tree

Cast your vote to determine if the Board should make an exception to our current tree policy and pay the estimated \$200 for trimming the tree currently posing a risk to Kellie Sponberg's skylight using HOA funds.

I cast my vote in FAVOR of Mrs. Sponberg's request that the HOA take care of the work and cost of trimming the tree that she has reported as "pounding the glass" of her skylight.

I cast my vote AGAINST Mrs. Sponberg's request that the HOA take care of the work and cost of trimming the tree that she has reported as "pounding the glass" of her skylight.

In the July Board meeting in a 3 to 2 vote the Board ruled against Mrs. Sponberg's request but agreed to pass the request on as an appeal to the membership to vote on at the Annual meeting. Board members that voted for granting the exception and paying for this work using HOA funds believe that if there is any ambiguity relating to who is responsible for this in our governing documents that we should make the exception to avoid possible liability on this issue and that the cost was relatively small. The Board members that voted against granting the exception felt that both the policy and the results of the recent survey poll were clear in supporting that tree trimming should be done by individual homeowners, at their own cost.

PLEASE INITIAL AND WRITE DOWN YOUR CASOLAR UNIT NUMBER IF MAILING OR FAXING BALLOT: _____ UNIT# _____