

## CASOLAR HOA ANNUAL MEETING OCTOBER 6, 2022

### MINUTES

The Casolar HOA Annual Meeting on October 6, 2022, was held by Zoom. President of the Board Reid Phillips called the meeting to order at 5:32 pm MT.

**Attendees:** Bridget Bell, Donna Pylman and Peter Hurwitz, Seanna Mulligan, Dabney Pierce, Brendan McCarthy, Miriam Schoepf and Ardeschir Vahdedi-Faridi, Reid Phillips, Paul Bigsby, Jill Baker, Mike Bailey, Jon Gurka, Todger Anderson, Gerald Merefish, Candyce Cavanagh, HOA Attorney, and a Guest of a homeowner – perhaps an Architect.

#### **A quorum was present.**

Reid Phillips made opening remarks on behalf of the Board and described the transition from our previous President Donna Pylman. He introduced our HOA Attorney, Candyce Cavanagh. The HOA Annual meeting was originally scheduled for September 21, 2022, at 5:30 pm but delayed to October 6, 2022 due to questions from homeowners requesting additional information.

#### **Budget**

Brendan McCarthy has handled the daily accounting for years. The Board proposed the HOA shift to a full accounting service with Vail Books.

HOA fees have not increased since 2014 and costs have escalated 12% in the last year alone. Casolar HOA fees are low, and the budget is modest in comparison to other properties in Vail proper.

#### **HOA Board Nominations**

Candyce Cavanagh described the difference between Zoom call and in person meeting. She addressed the steps that will need to take place if the HOA Board must manage a contested Board election or there is a nomination from the floor. She answered questions from homeowners. A contested election will require additional services to ensure a secret ballot which is a State of Colorado requirement.

The following Board members have all agreed to sit for another term for the 2022-2023 fiscal year and make up the proposed slate.

Mike Bailey

Jon Gurka

Brendan McCarthy

Seanna Mulligan

Reid Phillips

During the meeting, we received a nomination from the floor. Bridgett Bell was nominated by Jill Baker to serve on the Board.

Peter Hurwitz asked Candyce about current or potential board members that may have matters in front of the board. What will happen? Candyce described how board members will have to recuse themselves. He also addressed that the nominated person must consent to accept the nomination.

Since the election was contested, the HOA delayed the vote to hold a secret ballot election so all homeowners could participate in the Board election. However, in the days after the meeting, Bridgett Bell removed her name from nomination consideration. She has offered her help on upcoming committees instead. Thus, we have the individuals listed above willing to serve for the upcoming fiscal year.

### **Plowing**

Our current contractor, Beef, has agreed to continue to plow as agreed without a price increase. Discussion about what is agreed upon in the plowing contract. Difference between TOV plowing on Sandstone and plowing on Casolar which is private road and not maintained by TOV. Donna clarified that Beef plows all driveways on Sandstone to equalize the value/expense for plowing Casolar. Never are heated driveways plowed. Beef is plowing driveways as a courtesy not a requirement.

Dabney requested clarity on which driveways are plowed and publish it.

Plowing issues around trees and their structure 1170A (Ardeschir and Miriam). Snow resting against their property.

Bridget also asked about snowplowing issues when cars are in the way. Need to walk the property and find solutions. Point person the board to handle plowing.

### **Landscaping**

Discussion budget constraints and more maintenance for expanding plant stock throughout the HOA. Complaint that some properties get more landscaping than others. TOV is encouraging landscaping that uses less water plus 2 new fire codes related to fire mitigation. Discussed all the issues related to creating and maintaining Fire wise community.

Andy Henkes, current irrigation and landscape contractor has been with us for 12-15 years. No other contractors have been interested in bidding on our property. Andy does not provide a bid for his current work.

1148 Sandstone issue with HOA irrigation inside their structure. Easement issue allowing the HOA to access the irrigation inside 1148 Sandstone. Discussion of the easement which has not been signed by the homeowners. Other easements exist for the HOA to access the

property for HOA irrigation. Further discussion about Hoa responsibility and homeowner responsibility for irrigation.

Paul Bigsby suggested due to the hodge podge of services that we need to find the master map which includes inventory of services.

The Board asked for Volunteers to Inventory Services. Dabney Pierce volunteered.

Bridget Bell said there are 3 major issues for the HOA. What is the future of our surroundings and how the improvements reflect the value of our homes. She wants our contractors to do more.

Other homeowners appreciate how frugal our HOA is.

Reminder Casolar and the spur will need to be rebuilt. Potential cost is \$170,000.

Reid agreed to work with our contractors (plowing and landscaping) to convey requests made during this meeting.

### **Common Area Requests from Homeowners**

Discussion about the TOV allowance for 250 square feet GFRA per property. This is HOA property. Candyce answered many questions about purchasing HOA property (conveyance of property) versus an easement which is the right to use. How conveyance is different than an easement. HOA can grant an easement. Conveyance requires a vote whereby more than 2/3 of homeowners approve the conveyance.

Other discussion: Financially the advantage of increasing the internal square footage of your home. All homeowners own the common property collectively. If one homeowner gets to own HOA common property, then the HOA needs to be compensated. Surveys will need to be updated, all proposals to acquire common land must be specific and clear.

Casolar has 2 zoning districts, but they were merged and TOV sees our HOA as one entity. Everyone can request a conveyance, but the homeowner is responsible for the due diligence and all the costs. One homeowner asked if easements would need to be purchased.

Approval of 2021 minutes. 2<sup>nd</sup> by Mike Bailey – approved

Budget prepared by the Board was accepted since a majority did not veto. See Bylaws 4.2

Meeting ended at 7:40PM MST

Respectfully submitted.

Seanna Mulligan  
Casolar HOA Secretary

