

Casolar HOA Board Meeting Minutes  
July 13, 2020

The meeting was called to order at 4:05 pm MT. Participating on the call were Donna Pylman Hurwitz , Nancy Bigsby, Reid Phillips, and Brendan McCarthy. The June Minutes will be approved via email.

Treasurer's Report:

Brendan gave a Treasurer's report. All is running as normal. The Operating account is at \$44,193. The reserve account is \$27,800. He noted we haven't received any landscaping bills yet. McWilliams remains \$88.84 in arrears.

The Board addressed the tree-trimming incident at the entryway at Casolar Drive. It was decided that an arborist would have to look at the tree to determine if more work needs to be done to maintain the health of the tree. Pending that report, the Board tabled the issue.

The email from the Board regarding that incident brought forth some landscaping issues. First, the irrigation system at the upper end of Casolar Drive (by the Baileys at 1190) has been only working intermittently, if at all. That system is run from the Wallners water hookup, and it is possible the contractor has been turning it off. Brendan will investigate. Second, Curtis Landry raised snowstorage issues and limb breakage at the trees between 1160 and 1170 Casolar. The Board investigated this complaint last summer and had Ceres do a report. The breakage is caused partly by snow accumulation and partly by the drought that causwes the trees health to be in decline. They also had noted there were too many trees in that area. The Board will consider removing a tree to alleviate the overcrowding and all for more snow storage. Third, it was requested the shrubbery between 1151 and 1141 Casolar Drive be trimmed. It hadn't been addressed before as the Homeowner had asked to do some revisions to the landscape in that area, but that project was never undertaken. Brendan will direct Henkes Landscaping to trim those shrubs.

Donna announced that she had received a resignation letter from Allie Frick, as they plan on moving out of the HOA. We thank Allie for her service, good nature, and refreshments at the annual HOA meetings! Donna suggested appointing Seanna Mulligan to fill Allie's seat. Seanna was unanimously approved.

Donna said that the Cross Easement template agreement (accessible on the HOA website ) needed to be revised to indicate that if interior space is covered by the easement agreement it will not require the Board to approve interior renovations that are not structural in nature. The HOA attorneys who drafted the agreement made the change for us. The change requires Board approval. Nancy recused from voting and the modified cross easement template was approved by the remainder of the Board.

Donna brought up parking signs. She had previously sent the Board an email with pictures of the current signs. Seanna Mulligan had asked if a parking sign could be placed on the east side of the spur. Brendan thought it might sustain plow damage on that side, but that the sign on the west side of the spur could be made more visible.

Reid brought up tree at the NW of triplex that might need trimming.

The Board agreed to move the Annual Meeting from Labor Day weekend to the following weekend. The meeting will not be conducted in person. The date will be September 12.

The next meeting was set for August 10 at 4 pm MT.

Having no further business, the meeting was adjourned.