

Casolar HOA Board Meeting Minutes
November 11, 2019

The meeting was called to order at 4:02 pm MDT. Participating on the call were Donna Pylman Hurwitz , Allie Frick, Nancy Bigsby, Brendan McCarthy and Reid Phillips.

The October Minutes were approved.

Treasurer's Report: Brendan gave a Treasurer's report. He began with a dues update that the McWilliams dues are still outstanding. He has turned over the contact info to the HOA accountants (Vail Tax and Accounting) to take over billing. He also gave them the Collection Policy so they are aware of procedures. The HOA currently has \$69,633 in the operating account and \$27,587 in the reserve account. Brendan stated that Andy Henkes has not yet sent in his final bill and we have not begun payments for snowplow service yet (although plowing has begun). Brendan had sent out an email delineating the differences between keeping our accounts at First Bank vs. moving them to Alpine Bank. Alpine Bank offers interest and free online banking so the Board voted to approve the moving of the accounts.. As Donna also has to sign, Donna and Brendan will undertake this in mid-December.

Old Business:

Landscaping update: Brendan followed up with Andy Henkes regarding protective fabric on the street-side beds. He thought Andy might have done it yesterday. Donna asked Nancy to check. Reid asked if they would be done at Sandstone too. Brendan said he wasn't sure if he and Andy spoke about those beds so he would touch base with him again to clarify.

Plowing issues: Donna confirmed service with Scott Halstead (Beef). He has already begun plowing (there were a couple of days in October that warranted plowing). He will send the plow contract. Donna will remind him and speak to him regarding the timing of plowing on Sandstone Road properties.

Parking issues: Donna said she had investigated no parking signage and we could have them made at Rocky Mountain Reprographics or at a variety of online sellers. Signs can be customized to say whatever we want. Allie suggested "No Parking" on the north side of Casolar Drive by the mailboxes and a variation of "No Parking during snowplow season" on the south side of Casolar Drive in the areas used by the HOA for snow storage. Nancy suggested Brown signs to blend in with the surroundings but Donna and Allie thought that the standard red and white signs would be more visible and hence more effective. Donna will draft language for the signs and send example to the Board.

Amended Renovation plan for 1170B: The Board had a discussion of the Amended renovation plans submitted by Allie for 1170B. Nancy began by thanking Allie and

Marc for making changes to the plans after the Shareholder meeting in July. Board members asked Allie questions regarding the garage (no changes), roof over the third level deck (close to the maximum allowed by TOV), the width of the street level deck (narrower than existing until it gets to the BBQ area where it is same as existing), the wall hiding the BBQ (3 feet wide by 6 feet high), the upper level bump-out on the south elevation (windows next to it are staying so other than the bump-out no exterior changes), the lower level capture of space currently in a covered entryway, and a new foundation wall on the lower level to provide a foundation for that street level entry way bumpout.

All of the changes are within the existing footprint of the current unit so no Shareholder approval is required.

Donna asked Allie how long construction would take, but she did not know.

Donna asked Allie if she knew if the new owners of 1170A were planning on moving forward with their renovation as it is currently advertised for sale. Allie said they were moving forward and any sale would be contingent on the renovations being undertaken. She said they were awaiting a structural engineer report on the piers for the new decks. Under the Conflict of Interest policy, Donna asked Allie to recuse herself from the meeting so the Board could continue to discuss the plans and vote. Allie left the Meeting.

The Board continued a discussion of the proposed plans with a view to the concerns voiced by the Shareholders at the July meeting. Most of the Shareholders had expressed concerns regarding the addition of mass and volume in the very small space between 1170B and 1180A. They are the units that are the closest to each other in the HOA. Donna read to the other Board Members the applicable portion of the HOA's Declaration that sets the standard for Board review of exterior modifications. The Board discussed the nonconforming nature of our HOA vis a vis the TOV, whether many other decks are covered within the HOA, the potential effects of the additional roof on light, sun and shadow. After much discussion, the Board decided, unanimously, that the roof over the upper level master bedroom deck added the most mass and visual disturbance. We agreed if the proposal was resubmitted without that additional roof, the plans would be approved.

The next meeting was set for December 9.

Having no other business to discuss, the meeting was adjourned at 5:19 pm..