

Casolar HOA Board Meeting Minutes  
September 11, 2017

The meeting was called to order at 4pm MDT. Participating on the call were Donna Pylman Hurwitz, Nancy Bigsby, Allie Frick and Brendan McCarthy. The August minutes will be approved by email.

Treasurer's Report: Brendan gave a brief Treasurer's report. The HOA currently has \$24,369 in the reserve account and the operating account is the same as at the Annual Meeting on Sept. 2. As was noted at the Annual Meeting, the HOA received a late bill from our snowplow contractor for sanding/salt. If the sealcoat contractor does not bill us in September, we will transfer any excess operating funds into reserves on September 30, and pay late bills out of that account. The plan is to pay half of the sealcoating bill out of 2016-17 finances, and the remainder out of 2017-2018. As of today, only two HOA members have reimbursed the HOA for sealcoating. Donna will invoice the rest and send out the dues invoice, via email.

New Business:

Allie proposed keeping the officer/board positions as is and the proposal was approved.

Donna Pylman Hurwitz: President

Brendan McCarthy: Treasurer

Nancy Bigsby: Secretary

Allie Frick: Member at Large

Monique Friedman: Member At Large

The Board discussed the Pierce's request to have the foundation beds in front of their unit cared for by the HOA, and to have their driveway plowed. Donna detailed the emails exchanges they have had and polled the Board on their opinions. The Pierces have been unwilling in the past to grant the HOA an easement to take over control of their irrigation system, and without the ability to control the water, there is no ability to control the health of any plantings. In addition, the HOA does not maintain foundation plantings (most don't really have them; they were installed as part of the Pierce remodel). The HOA does maintain the bed at the end of their driveway on Sandstone Drive (same as at 1150 and 1146) and mows the lawn. As far plowing the driveway, it is a specialty heated driveway that was not designed for plowing (turning radius, surface material and snow storage). Donna suggested that the Pierces indemnify the HOA and the snowplow contractor against damage, but has not had a response. The Board agreed with that approach.

At the Annual Meeting, the possibility of the installation of rain sensors on the irrigation system was raised. Donna asked Carlos to let us know a rough estimate

for what that would cost. He did note that all of the clocks would need to be replaced to do so. We will await his estimate before making a decision.

Carlos informed Donna that Bill Russell has asked that Carlos replace his RR ties (at Bill's expense), and remove a cottonwood tree. Bill has not sought Board approval, but the Board is in favor of having the ties replaced. We will need more information on the tree. Carlos also said Kellie Sponberg wanted the spruce in front of 1101A to be trimmed "off the ground". The Board will have Carlos trim the lowest branches off the ground (no more than 4 feet), at HOA expense. It is unclear at this point what other work she may do.

The excess telecom lines have been removed from under the roadbed at 1180A Casolar Drive.

Having no other business to discuss, the meeting was adjourned.