

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

Dear Casolar Del Norte Homeowners,

After an amazing winter and wonderful (fire smoke free) summer we are again headed into fall with great weather. We also would like to thank the individual homeowners who have helped the board identify and resolve some maintenance and property issues within Casolar. It was helpful and thank you.

The board continues to spend considerable time reviewing and managing the remodel and construction projects in our association. We have improved and implemented improvements to our process but still it is an added responsibility that consumes much of our time and attention. Additionally, we must maintain our common property to meet the ever-changing needs and requirements of the Town of Vail and our county.

The ongoing job of keeping up with maintenance and the needs of our HOA members has become increasingly harder to manage for the volunteer board. The state has also required compliance with CCIOA (Colorado Common Interest Ownership Act) that does elevate the level of documentation mandated. These issues combined with other current and future needs; the board has decided to bring on a professional property management company to serve the HOA. The annual HOA dues will increase nominally (\$36 per unit per month) and bring a significant new level of service to our HOA members. The board has interviewed Fireside Properties to ensure our homeowners will be working with a management company that will answer questions, report issues, resolve common property maintenance issues, assist with Town of Vail DRB approvals and a weekly tour our neighborhood. Fireside's proposal is attached to the August 2023 minutes. We hope you can ratify the new budget that includes this service. Our HOA board feels that we have outgrown our ability to manage all the needs of homeowners and adequately maintain the common property.

Thank you for being good neighbors and we look forward to sharing with you on ZOOM September 11, 2023, at 6pm.

Regards

Casolar Del Norte Board of Directors