

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

Letter from the board

Dear Casolar Del Norte Homeowners,

After a challenging last couple year, we are hopefully looking forward to better times. It appears many have chosen to make Casolar their primary residence if it wasn't already. We welcome all the new owners and old owners who have decided to enjoy more time here in Vail.

Given the events of last summer and change of some board members and the resignation of our president, we as the new board decided to try and create a more transparent communication and policies within the HOA. In addition the we felt it was important to include the larger membership/ stakeholders in decisions that were not necessarily covered within our HOA documents.

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 has been helpful and thank you.

The board has decided because of liabilities and legal exposure it was important to engage legal counsel to consult on some more technical HOA business issues. After many years of the treasurer managing the financials of the HOA, it was important to have this handled by a certified financial controller to limit liability and potential issues. Brendan McCarthy has spent hundreds of hours over the years managing the financials and it has simply become too much work.

With that being said, you will see the budget includes a fee increase. Casolar Del Nortes HOA fees have not been increased since 2014. The current fees are incredibly modest and can no longer accommodate the increased cost of operations here in Vail.

Thank you for being good neighbors and we look forward to hearing from you on Sept 21 at 5:30pm.

Regards

Casolar Del Norte Board