

CASOLAR HOA BOARD MEETING

October 20, 2023

Start 9:30 AM MT Zoom meeting -

Attendees:

Seanna Mulligan, Dabney Pierce, Miriam Schoepf, Brendan McCarthy, Chad Roberts, Fireside Owner

Minutes: 10/3 minutes approved on email.

Discussion with Chad about the contract for Fireside Management Contract

Attached is the Property Management Agreement with the edits that we made during the meeting.

- Start date of December 1 vs: November 1
- Term end date November 30 vs: October 30
- \$2500 check writing vs: \$4000
- Fuel surcharge removed.
- One time HOA transfer and set up fee \$775 vs: \$1450.

Items discussed:

Landscape – Henkes (Andy)

BFP Annual services – Jeff Yaeger , schedule with homeowners for access

No interior responsibility or liability (included in section 6.3)

Manage and maintain parking policy (to be created with Board)

Records retention policy and shred day (to be drafted by legal)

Legal: tri-plex and 1170B exclusion

Request of owner HO6 COI along with welcome letter

Disclosing Parking & Remodel Policy in advance to Owners. Owner sign off and acceptance of covenants required

Board monthly working sessions: Board to provide Fireside with directive and action items associated with working sessions.

5 meetings total, 4 qtrly., 1 annual owners

CPA to perform year end tax returns: LFS.

Fireside Insurance & HOA Directors and Officers/GL/Work Comp

HOA members were sent the updated contract from Chad Roberts with the edits.

HOA Board Positions

Casolar HOA Board – 2023 to 2024

President – Seanna Mulligan

Treasurer – Brendan McCarthy

Secretary – Dabney Pierce

Vice President -

Member at Large – Miriam Schoepf

Adjourned at 11:15

Respectfully submitted-

Seanna Mulligan –

Casolar HOA 2022-2023 Secretary

