

# **Casolar Del Norte Homeowners Association**

## **Annual Meeting 2020**

**Dear Fellow Homeowners,**

The following is a brief recap of the 2019-2020 fiscal year of the Association.

### **The Board**

The following Board members have all agreed to sit for another term for the 2020-20201 fiscal year, if elected. Allie Frick resigned from the Board in July. She and her fiancée, Marc Camens, are moving to another location in Vail. We wish them well and thank Allie for her service to the HOA. The Board unanimously appointed Seanna Mulligan to fill Allie's seat and Seanna has agreed to continue, if elected. Seanna and her husband Allen have been long time Casolar residents and spend many weekends in Vail throughout the year. It is certainly good to have Board members who are present in the community on a regular basis. Hence, the proposed slate is:

Nancy Bigsby

Donna Pylman Hurwitz

SEP

Brendan McCarthy

Seanna Mulligan

Reid Phillips

The voting system we implemented last year seemed to work quite well, so we will continue that this year. As a reminder, we now have our accountant, Sara Fahrney at Vail Tax collect the emailed ballots and tally the results. This provides anonymity. Please make sure to email your ballot or proxy to her at the email address provided on the ballot. An

email without a scan or picture of the completed ballot will not count.

## **A Recap of 2019-2020**

### *Dues*

We have not had any extraordinary expenses in fiscal year 2019-2020. We anticipate finishing the year under budget and with our reserves increasing from \$27,000 to almost \$28,000. As such, we feel there is no need to raise dues this year, and are proposing they remain at \$2250. At the 2019 Annual Meeting, we discussed implementing a cost-of-living adjustment, which some homeowners had advocated for. While we had planned on doing so this year, we ultimately decided not to add that relatively small increase (approximately \$36 this year), given both our budget, reserves and the general economic situation due to Covid-19.

### *Accounting*

Brendan continues to work closely with Vail Tax and Accounting and we have been pleased with their work and added value.

### *Snow Removal*

Our snow removal contract was \$17,400 and we paid an additional \$3040 in salt and sanding and snow removal. The 2019-2020 winter was excellent for skiing but difficult for snow removal. I don't think I have ever seen the snowbank outside of my unit as big as it was in February. Of course, greater snowfall does bring some problems. We had a couple situations where snow was either piled too close a Unit's windows or on top of a gas meter. In both cases, near crises were averted and Scott Halstead and his crew quickly removed the offending piles. If you see snowpiles too close to your home or your gas meter, please let someone on the Board know ASAP. If you know your meter is at risk, please check it regularly. If it breaks due to the weight of snow, the resulting gas leak could be deadly. If we are so lucky to have such snowfall next winter, we will try to have more snow hauled away, but

that is an expensive endeavor.

Parking in the winter is always an issue on Casolar Drive. There were a few instances where cars were illegally parked on the road, impeding the snow plows. As a reminder, our regulations limit each unit to TWO parking spaces, one of which is in your garage. If you rent, either long term or short term, please make note of that in your lease or advertisements. Also, please advise your winter guests that there is a bucket with gravel outside of 1141 Casolar Drive for use if the road gets icy.

### *Landscaping*

We continued to use the landscaping services of Henkes Landscaping this year. This summer we asked them to specifically look at the beds along Sandstone Drive and add to them and maintain as needed. Henkes made small improvements, but no major upgrades, to the irrigation system. The continued hot, dry weather and drought conditions impact the landscape, irrigation notwithstanding. There is some tree trimming that needs to be done, and some thinning to facilitate tree health. We have enlisted Ceres Tree Care for that project and they have identified several Aspens to be removed, one which is unhealthy. This in the area between 1160 Casolar and 1170 Casolar. Thinning out the aspens in this area will give us more snow storage space and result in less crowded conditions for the evergreens that are also there. The Board hopes to undertake those actions in the early fall. Ceres has also looked at the trees which were trimmed without permission at the Casolar entryway (by the large rock).

### *In conclusion*

The Board will continue to maintain and improve our Casolar neighborhood while being fiscally responsible. Thank you for your continued support.

Donna Pylman Hurwitz

