

Casolar Del Norte Homeowners Association

Annual Meeting 2021

Dear Fellow Homeowners,

The following is a brief recap of the 2020-2021 fiscal year of the Association.

The Board

The following Board members have all agreed to sit for another term for the 2021-2022 fiscal year, if elected. Nancy Bigsby resigned from the Board in March. Nancy and her husband Paul have collectively served the HOA for many years. As long-term HOA members they are a repository of valuable information and we thank them for all they have done for the HOA. The Board unanimously appointed Mike Bailey to fill Nancy's seat and Mike has agreed to continue, if elected. Mike has recently retired and plans to spend a significant amount of time in Vail. He has already proved to be a valuable addition to the Board. As I have said before, it is helpful to have Board members who are present in the community on a regular basis. Hence, the proposed slate is:

Mike Bailey

Donna Pylman Hurwitz

[SEP]

Brendan McCarthy

Seanna Mulligan

Reid Phillips

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 2020-2021

Dues

We have not had any extraordinary expenses in fiscal year 2020-2021. We anticipate finishing the year under budget and with our reserves increasing from \$28,000 to almost \$29,000. As such, we feel there is no need to raise dues this year, and are proposing they remain at \$2250.

Snow Removal and Parking

Our snow removal contract for 2021-2022 will remain at the same base price as last year. As always, additional services such as ice melt and snow removal can inflate this expense- it really depends on the amount of snow in any given season.

Whatever the snowfall is, it seems that parking in the winter is always an issue on Casolar Drive and on Vail View Spur (the triplex). This past winter, there were a few instances where cars were parked on lower Casolar Drive and the snowplow operator left without plowing because he did not want to hit a parked vehicle. In another instance, a car from the triplex blocked the driveway/garage at the 1121 unit. These situations really leave bad blood between neighbors and create tension in the HOA, which is unfortunate. In order to clarify where parking *is* and *is not* a problem, and in an effort to give unit owners as much space as possible, the Board is having new signage installed. This new signage will clarify where the snow storage spaces are, as well as what spaces can be utilized for guest parking. Guest parking is meant to be that- parking for guests. The two spaces allocated to each unit owner (driveway and garage) should be utilized before using a guest parking space. Please do not leave a vehicle in a guest parking space long term. In addition, there will be information regarding towing on the new sign at the entry to Casolar Drive. If a car is parked in violation of the signage, it will be subject to towing. If you wake up or return from a day

out and your car is missing, please do not call the Board. Get the info from the sign and retrieve your vehicle. As a reminder, our regulations limit each unit to TWO parking spaces, one of which is in your garage. Please do NOT park on the road, even during the day, if snow is in the forecast. If you are uncertain, leave your car in your driveway. If you rent, either on a long term or short -term basis, please make note of that in your lease or advertisements. Please let your guests know that there is FREE street parking just a short walk up Vail View Drive.

Also, please advise your winter guests and/or deliveries that there is a bucket with gravel outside of 1141 Casolar Drive for use when the road gets icy, which is frequent given the melt/thaw cycles. I can't tell you how many cars and trucks I watched slide down lower Casolar right in front of the gravel barrel last winter. We have a steep road and winter conditions exist.

Landscaping

We continued to use the landscaping services of Henkes Landscaping. We also engaged Ceres to remove a few dead or diseased aspens in the fall and to remove an overgrown cottonwood tree and trim back some evergreens in the spring. Henkes did do a major overhaul of the irrigation heads last fall and replaced many outdated heads. The Board has decided to engage the services of a landscape designer to look at the existing flower beds and refresh them. We hope by starting the process now that plant material can be reserved for a next summer installation.

CATV Cables

As some of you may have noticed, there have been exposed CATV cables in several places in the HOA since last year. The Board has had innumerable exchanges with the Town and Comcast in trying to get the cables addressed. Right now, the work is slated for September.

Construction

The Board decided to adopt a Construction Policy to govern construction projects in the HOA. We think it balances the rights of neighbors as well as the need to complete projects in a timely manner. The Board also adopted a revised Collection Policy. Both policies can be found on the Casolar Vail website under Governing Documents.

Short -Term Rentals

Like many other HOA's in the Valley, we are having more unit owners renting out their property on a short- term basis. We have owners who use their property every weekend, or live here for a full season, or full time. As such, there can be conflicts caused by how people are using their properties. We will discuss TOV rules and issues/possible solutions at the Annual Meeting. The Town of Vail Short Term Rental Ordinance is also included in this email.

In conclusion

Thank you for your time and we hope you choose to participate in the Annual Meeting.

On behalf of the HOA Board,

Donna Pylman Hurwitz