

CASOLAR HOA ANNUAL MEETING 8/23/2014

The annual meeting of the Casolar HOA was called to order at 3:07 PM MDT by President Kenny Friedman. In attendance in addition to Kenny were BOD members Nancy Bigsby and Marshall Turley and homeowners Monique Friedman, Jack and Jane Wallner, Jack and Dianne Shearer, Allen and Seanna Mulligan, Brendan McCarthy, Kellie Sponberg and Bridget Bell. In attendance by teleconference were BOD members Donna Hurwitz and Rod Wright and homeowners Gerald Merfish and Peter Hurwitz. A quorum was established.

A vote was held to approve the minutes from the previous year. After a short discussion, Rod Wright made a motion to approve the minutes, seconded by Dianne Shearer and by a unanimous vote, the motion passed.

The President gave his report on the progress made during the year with many projects which had been on the agenda. Kenny summarized that the work done by himself and the Board had taken much more time than he had expected but many projects had been accomplished. The landscaping committee put in place last fall had decided to concentrate on the Vail View Drive spur and the Sandstone Dr. areas which had not been priorities in the past. The budgeted \$10,000 was spent on these 2 areas this summer and the results were very noticeable and have brought some much needed beautification to these areas. More perennial flowers were added with increased irrigation and the parking end of Vail View Dr. was extended by 6 feet to accommodate more parking and snow storage in the area that had been overrun with wild shrubs and weeds. Trimming and removing weeds from the beds and adding mulch to these areas also vastly improved the appearance of the area. Along Sandstone Dr. flower beds were added with perennials; an area which was eroding was reinforced by adding a stone wall and sod was placed in several bare areas.

Kenny, Marshall and Nancy met with Mike McGee from the TOV fire department and the arborist from Ceres Landscaping (the company that is in charge of our mowing, flower maintenance, irrigation systems and tree spraying this year) regarding which homes in our area are most at risk of fire damage because of trees and tall grasses too close to houses. Each of these trees has been tagged for trimming or removal and the association has budgeted for the most dangerous areas to be trimmed away from those homes in question during the 2014-2015 fiscal year.

The election of the Board of Directors was held by voting through proxy and secret ballot at the meeting counted by a homeowner not running for the Board. The tally of votes showed that the current Board had been re-elected for the next year: Nancy Bigsby, Kenny Friedman, Donna Hurwitz, Marshall Turley and Rod Wright. There will be a BOD meeting on 9/8/14 for election of officers and conducting regular business.

The Town of Vail has required that all homeowners purchase a recycling bin for pickup of mandatory recycling which will be effective on January 1, 2015. A letter from the town was sent to all owners in the annual meeting packet. Recycling will be picked up either weekly or bi-weekly, yet to be determined. Dianne reported that she had ordered a recycling can from Honey Wagon and has

already received the \$100 rebate from the Town of Vail after she submitted the bill to the town. The HOA will pay for the pickup of recycling; homeowners will pay to buy the container.

Kenny reported that the dumpster on Vail View Dr at Telemark will be covered at Telemark's expense in the not too distant future. There are no plans for Homestake enclosing their dumpster at this point.

Upcoming projects are:

- Continue with landscaping plans

- Start of tree mitigation to match fire department and Cere's recommendations

- Revise our governing documents which are outdated

- Upgrade out irrigation system as needed – probably will not be necessary to upgrade whole system at once

Marshall presented the Treasurer's report. As of today's date, we have \$12,000 in the operating fund and after all bills are received by end of the fiscal year (9/30/14) there should be about \$1,000 left. We were under budget on legal expenses by \$6,000 and over by \$2,000 on snowplowing. The legal expenses of \$6,000 will be carried over to the 2014-2015 budget for the revision of HOA documents. There will be an increased cost of trash pickup and we will take about \$10,000 from the reserve funds for continued landscaping costs rather than increase dues. Gerald made a motion to approve the budget for 2014-2015, seconded by Marshall and after further discussion, the motion to approve the budget was approved. There was further discussion of the requirement in our documents for an annual audit of our budget which every prior year was waived by a vote by the homeowners. There was discussion of removing this requirement from our documents and it was agreed that an audit could be done by volunteers from the HOA rather than pay an accountant. Peter noted that there also needs to be a BOD member on the committee, not one who has authority to sign checks. Details will be discussed at the next BOD meeting on 9/8/14. The vote on waiving the annual audit for 2013-2014 was 11 for and 5 against. Motion passed.

New Business

We will continue our landscaping improvements

Cable from Infinity is above ground at the Russell/Bell's property. This is the homeowners' responsibility to contact Infinity to have it buried.

Mulligans have piles of trash on their lawn. HOA will ask Ceres to remove them.

Wallners requested high grass to be mowed between their home and Friedman's. We will try to have this done this fall.

The subject of hiring a management company was brought up by Bridget. After a lengthy discussion the BOD agreed to take the suggestion under advisement. Kenny also requested that any homeowner should contact one of the BOD members if there is something that requires attention in their area.

The tentative date for next year's Annual Meeting is Saturday, 8/29/15 at 3PM.

There being no further business, a motion to adjourn the meeting was made by Jack and seconded by Marshall. All present voted in favor of adjournment and the meeting was adjourned at 4:35 PM.

Respectfully submitted,

Nancy Bigsby, Secretary, Casolar HOA