

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

August 26, 2012

The annual meeting of the Casolar Del Norte Homeowners Association was duly held via teleconference August 26, 2012 at 4:00pm MST. The participants were: Marshall Turley, Nancy Bigsby, Charles Reyner, Brendan McCarthy, John Uhley, and Jay Merz.

Commencement -

At 4:06pm the meeting was called to order by Nancy Bigsby. The minimum quorum requirement of 3 attendees was met.

Minutes of the Previous Annual Meeting -

The minutes of the last annual meeting of 8/28/11 were presented for approval. Charles motioned to approve the minutes, which was seconded by Nancy and passed unanimously.

Election of Board of Directors for 2012-13 -

The current slate of Board members were the individuals who expressed in interest in participating in the Board for the upcoming year. Votes were tallied and the Board members were determined to be Nancy Bigsby, Brendan McCarthy, John Uhley, Marshall Turley and Charles Reyner. The election of officers will occur in the first meeting of the 2012-13 Board immediately to follow the annual meeting.

Treasurers Report – Ratification of 2012-2013 Budget

John presented the Association treasurer's report and pertinent spreadsheets previously distributed. He stated that the proposed budget remained largely unchanged since the July presentation. The Association remains in healthy financial shape with operations expected to continue at the current annuals dues level. John noted that all returned proxies were in favor of approving (ratifying) the proposed budget or going with the Board recommendation to do this. Charles motioned to ratify the budget for the upcoming fiscal year, which was seconded by Marshall and passed unanimously.

Waiving of the Annual Audit-

Nancy explained an annual audit is a requirement of the CC&R's. However in the years prior, due to the simplicity of the Association financials, the requirement has been continually waived at a substantial cost savings to the Association. John noted that all proxies were in favor of waiving this audit or in favor of the boards recommendation to waive the audit. Brendan motioned to approve waiving the annual audit for the upcoming year, which was seconded by John and passed unanimously.

Landscaping-

The topic of Association landscaping work was discussed. Nancy stated that Scott Halstead has been handling the landscaping contract with his work crew. He has been billing a base charge of \$1,500 per month for an agreed work detail and billing hourly for work additional to that. John stated that a July invoice was still not in from him, but is expected. It was touched on that existing daisies around the Association are doing quite well and could be easily split as they are growing and a daughter half planted elsewhere without need to purchase more plants. This will have best success in the spring and will be a possible project for spring 2013. Nancy also stated that the Board approval is required for a homeowner's landscaping projects, and homeowner's are encouraged to submit any plans for landscaping improvements they would like to see take place.

Snowplowing –

John stated the Scott Halstead should be snowplowing this season for the same cost as last. Also, with a low snowfall season last year, a credit from snow removal that proved unnecessary was applied to the first landscaping bill of the season.

Casolar Drive & Entry –

Casolar Dr is in good condition and structurally sound. The boulder at the corner of Casolar Dr and Vail View Dr is scheduled to be sandblasted with the Casolar del Norte name in the coming week and lighting of the new signage will follow.

Home Improvements –

Many homeowners have been coming forward with construction plans for their homes. The Association is glad to provide approval for such projects as needed. Homeowner's are encouraged to take on projects via the proper avenues obtaining approval and permits as required by the Association and Town of Vail.

Town of Vail Simba Run Bus Stop –

The new and greatly improved bus stop adjacent to Casolar del Norte at Vail View Dr and Lionsridge Loop is now in service!

Bears –

Do not feed bears. There are many bears in the area and sightings are not infrequent. All need to be aware of the black bears that live in the area and treat them with respect. Trash must put out only in a bear proof containers per Town of Vail requirements. Do not feed bears.

Next Annual Meeting –

Nancy proposed a date of Sunday August 25, 2013 at 3pm for the next annual Association meeting. All present agreed that this would be a good tentative date.

Adjournment –

With no further business, at 4:26pm Charles motioned to adjourn the meeting, which was seconded by John.