

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

August 28, 2010

The annual meeting of the Casolar Del Norte Homeowners Association was duly held August 28, 2010 at 3:00pm MST at the home of Tracey Allan at 1150A Casolar Drive. In attendance were: Tracey Allan, Paul & Nancy Bigsby, Brendan McCarthy, John Uhley, Kenneth Friedman, Bill Lohrentz, Kellie Holcomb, and Jack & Dianne Shearer, Todger Anderson, and Jack & Jane Wallner.

Charles Reyner called in to join the meeting via telephone at 3:07

Jack & Jane Wallner departed the meeting at 3:55

Commencement -

At 3:05 the meeting was called to order by Nancy Bigsby. The minimum requirement for a quorum of 3 people was met.

Minutes of the Previous Annual Meeting -

The minutes of the last annual meeting of 11/27/09 were presented for approval. John motioned to approve the minutes, which was seconded by Tracey and passed unanimously.

Election of Board of Directors for 2010-11 -

With no new nominations from the floor Jack Wallner proposed to retain the Board of the previous year. Proxy votes were tallied and the board members were determined to be Tracey Allan, Nancy Bigsby, Brendan McCarthy, John Uhley, and Charles Reyner. The election of officers will occur in the first meeting of the 2010-11 Board immediately to follow the annual meeting.

Treasurers Report -

John presented that very little change had occurred since the last budget was posted 2 weeks ago. There was about \$45,000 in the bank currently and a few thousand dollars in remaining costs for the budget year. Some line items were higher and some lower, but overall the Association stayed within the 2009-10 budget. Dues will remain \$1,900 for the upcoming fiscal year. The big budget variable foreseen for the upcoming year will be snow plowing and removal as necessitated by the severity of the winter. Todger asked if any capital improvement projects were included in the budget for the upcoming year. John responded that inspecting and bringing up to date the backflow preventers around association grounds were included in the budget but that was about all. John motioned to ratify the budget, which was seconded by Jack Wallner and passed unanimously.

Waiving of the Annual Audit-

John brought up waiving the audit of Association accounting to save the \$2,000 to \$3,000 associated cost. Paul asked if anyone knew if the annual audit had ever been completed in the history of Casolar or if it had been waived every year. Todger replied he didn't think it had ever been done, but in years past a copy of the bank statement had been provided at the annual meeting. Discussion of including the bank statements in the Casolar web site ensued. In the future, the account statement will be posted quarterly in a secure part of the web site. Nancy motioned to approve the waiving of the annual audit, which was second by Tracey, and passed unanimously

Surveying and Encroachment Descriptions-

Nancy discussed the surveying work that has provided the exact locations of all improvements (homes) currently built in Casolar. This data is being compared against current recorded building envelopes and all encroachments defined. Many homes in Casolar are currently constructed only partially within their legally recorded building envelopes and partially on commonly owned Association land. The definitions provided by this work, and the cross-easements that will come from it, will put every home completely on land the homeowner privately owns. All potential title issues or conflicts will be cleared up for the future. Todger commented that he thought everyone should be encouraged or mandated to complete the cross-easement process if at all possible. All present agreed with that. John mentioned that the by-laws do state that the HOA cannot grant or change ownership of HOA owned property without a 2/3 approving vote by all mortgage holders of Casolar. Kenny asked if all cross-easements were completed and agreed to at the same time, could there be an economy of scale or financial reason to them all done at once. Brendan said that the surveying work had received a group rate that was a savings over each lot undertaking the work individually, and the legal wording granting the easements could be written once and reused for each individual lot. The Board will continue to pursue the completion of this process.

Holcomb Tree / Landscaping Issues -

Kellie asked how a landscaping issue could be addressed by the Board. Nancy replied that it just needed to be brought to the attention of the Board. Kellie specifically mentioned a tree in front of her unit that needed attention. The tree seemed to be outgrowing its location and effecting the timber retaining wall along her driveway. She would like to see the tree saved if at all possible, but trimmed back and brought under control generally. Todger brought up that there has been a lot of gray area in who is responsible for what landscaping in the past. Some homeowners undertook substantial landscaping initiatives privately, some have been content with the existing landscaping without any maintenance, and some have asked the Association to improve and maintain landscaping. John echoed those problems and added that the current board has a policy of homeowners maintain responsibility for any personal landscaping initiatives. Discussion of started and abandoned landscaping projects of the past and potential costs unto the Association for such things ensued. Todger asked if the Board could come up with a more formal policy, such as 'homeowner's agree to be responsible for what they plant'. Tracey stated that maintenance in perpetuity for any major changes or additions has been the request of the Board for last two years for homeowner requests involving landscaping. Dianne and Jack commented that the open space near her home had been overtaken by weeds and never received any attention that they are aware of. The Board will look into an early summer weed spraying of Association grounds potentially needing such attention.

Landscaping Surrounding Pierce Residence -

Kenny brought up that he didn't think the Pierce project was living up to its approved landscaping plan and asked the board if something could be done about the area. Planted trees were not doing well and weeds were more prevalent than grass in the areas that had been effected by the construction. He also mentioned that there seemed to be signs of someone living in the unfinished house. Jane & Jack asked to be kept informed of the landscaping situation and expressed a concern about potential water run-off if the sprinkler system in that area was turned on. Nancy proposed that the Board will contact the Pierce family regarding these issues and keep all posted on progress.

Snowplowing -

Nancy brought up the snowplowing contract for the upcoming season. Scott Halstead had agreed to provide our plowing service again for the same price as last year. He had also waived \$2,000 in extra snow removal loading and trucking costs from the past year. With Scott's long history of quality service and fair price the Board again contracted him for the upcoming seasons snowplowing.

Lohrentz Project -

Bill has completed all demolition on his home at 1151~B Casolar Dr, and expects to have bids on completion of the work by Monday. The demolition needed to be completed first to uncover all potential problems in his home and get an accurate bid on completion of the work. He mentioned the big bushes in front of his door were recommended for removal and he would like to do so and then replant after construction. All approved such removal. He stated he will be getting gas service to his house as well. John thanked him for properly asking for, and executing, the agreement for the road cut in the commonly owned area. Bill also mentioned that the cantilever decks on his home are no longer structurally sound and that it has been recommended to add piers to support the perimeter of the deck. Brendan mentioned that as Bill owned the land under his deck, he could add foundation pads in the deck footprint area. Bill will keep the Board informed on progress.

Letter from the President -

Nancy briefly mentioned her letter that had been included with the Homeowner's packet. She summarized that correcting all the conflicts between legally recorded building envelopes and the actual locations of homes has been the biggest issue of the past year. Work to remedy this has been ongoing and in the next year everyone should be able to legally own the land under their house.

Casolar Lots 4 & 5 -

Todger made a brief discussion of his unbuilt lots. He stated that it has been determined that the GRFA does exist which will allow his 2 unbuilt lots to be built. That is about 1690 square feet of GRFA per unit for his 3 units. The lots have been staked in their currently legally recorded description. The #4 single family lot which is closest to Hampton is the same size building envelope as the #5 duplex which is closest to Cross. The #5 lot is currently located with a corner half way into the Cross/Beringause driveway. Additionally, there are wooden stakes on the hillside below Sandstone Dr which represent the Casolar property line. They are about 30' below the cul-de-sac, while they should be 12' below the cul-de-sac. He stated he was hoping to take the combined GRFA of the 3 lots, split that in half and build 2 single family residences of

2,535 GRFA. One home would be above the other with the upper likely accessed from Sandstone Dr and the lower from Casolar Dr. John stated that the issue for Casolar with the density change would be that if Todger pays 120% of a single homeowner's annual dues currently for the 2 lots, that fee would have to be commensurate with whatever is eventually built. Todger added that the TOV indicated they do not need the hillside area between the top of Casolar Dr and Sandstone Rd for snow storage. He will continue to keep the Board posted.

Snow Storage -

Nancy stated that as always, snow removal and storage will have to be considered by all homeowner's, especially when it comes to parking. Each homeowner is reminded that their provided parking is in their garage and in front of the garage and that is all. Other areas that may look like parking spots are likely either the path of the snowplow or storage areas for accumulated snow.

Garbage Cans -

Nancy mentioned that homeowners are asked to please put trash cans out and bring them back in on trash day. Also, bear-proof trash cans are required by the TOV for all trash cans within the town.

Adjournment -

The next annual meeting of the Casolar HOA is tentatively scheduled for August 27th, 2011. With no further business, at 4:35 Tracey motioned to adjourn the meeting, which was seconded by Dianne and passed unanimously.

Pending Approval at 2011 Annual Meeting