



The Board has presented a proposed budget for 2012 reflecting the above items and projections for next year. Charles asked about some particular figures on the proposed budget and how the subcategories and totals were added up. John noted how the figures were presented by the accounting software and gave further category explanation. Charles motioned to approve the budget for the upcoming fiscal year, which was seconded by Brendan. A vote was taken of all members present as well as all proxy votes and write-in votes. The 2012 budget was approved.

#### **Waiving of the Annual Audit-**

Nancy explained an annual audit is a requirement of the CC&R's. However to save several thousand dollars in audit costs in the years past and due to the simplicity of the Association financials, the requirement has been waived by the membership. John motioned to approve waiving the annual audit for the upcoming year, which was seconded by Charles. A vote was taken of all members present as well as all proxy votes and write-in votes. The motion to waive the annual audit passed unanimously.

#### **Surveying and Encroachment Legal Descriptions & the Cross Easement process-**

Nancy gave an overview of the work that has been completed and stated that all documentation was now ready and available to complete the process of getting all Casolar improvements (homes) legally recorded as existing on land the homeowner privately owns. This process will give an accurate complete property legal description to the possession of Eagle County and clear title for a home to the homeowner. The final step in this process must be completed by the homeowner with the documents available on the Association web site. John recommended taking/posting a sample template coverletter document and having each homeowner filling in their specific information on that template. Owner's name and property legal descriptions provided by Intermountain Engineering need to be included in/with the document. That document is then submitted to the Board for approval and subsequent to that approval, notarized and submitted to Eagle County. All homeowner's are strongly encouraged to complete this process that will assure them clear title to their home properly recorded.

#### **Summer Landscaping & Maintenance –**

Nancy addressed the summer landscape care provided by the Association. She stated the Association takes care of landscaping along roadsides and immediately visible from the roads. Carolyn and Donna stated that they both liked the work that Scott Fritzler (American Lawn Care) had done. All agreed that he should be retained for Association landscaping.

#### **Snow Removal –**

Nancy stated that the snow blowing Scott Halstead added to out service the past snow season was a great improvement in the snow management. In the coming snow season snowblowing service will be part of his contract. John added that Scott has provided great and frequent service for many seasons now and his work is done at a fair price. Brendan noted that Scott largely does the plowing work himself and is very familiar with the Association grounds and easy to approach about issues. Pete asked about service at 1160B including the driveway, area immediately West of the driveway, and the 2 spaces available in the summer regarding whether they were available in the winter. Nancy stated the Scott does the best work he can to keep as much parking free as possible, however the 2 parking spaces in question were frequently needed to plow new snow to in the winter. It was also noted that plowing private driveways is not the responsibility of the Association nor Scott, unless he is privately contracted by the homeowner. It was recommended that Pete approach Scott about his driveway or other services

that may be helpful to him. Charles questioned if something should be done about those who have converted their garage to living space, taking away one of their only 2 assigned parking spaces, and expect parking to be provided elsewhere. Nancy replied that in that case such a homeowner would only have one parking space at their disposal. Discussion of the long and repeated parking problems of the past ensued. The realities of weather, plowing only being possible when cars are not parked in the way, and grounds for towing vehicles at owners expense were discussed. It is hoped that snowblowing will help improve the situation by regularly removing piles of plowed snow to hillsides and out of parking zones. Nancy noted that there is public parking available on Vail View Dr for those who have more vehicles, theirs or guests, than there is parking available.

**Road Resurfacing –**

The road work was completed about 2 weeks ago by Elam construction greatly improving the appearance and lifespan of the Casolar road. Brendan was thanked for coordinating the project.

**Noxious Weed Spraying –**

With many noxious weeds sprouting up around the Association grounds, Mesa Turf Masters was contracted to complete herbicide spraying. Such work has been completed already, cost was minimal, and the results are apparent. John added that the pine trees were again preventatively sprayed for pine scale.

**Next Board Meeting –**

Nancy proposed a date of Sunday August 26, 2012 at 3pm for the next annual Association meeting. All present agreed that this would be an acceptable date.

**Adjournment –**

With no further business, at 3:50pm John motioned to adjourn the meeting, which was seconded by Charles and passed unanimously.

Pending Approval At 2012 Annual Meeting