

CASOLAR HOA ANNUAL MEETING 9/5/2015

A regular annual meeting of the Casolar HOA was held on September 5, 2015 at the home of President Kenny Friedman. The meeting was called to order at 3:05 PM MDT by Kenny. Present in addition to Kenny and Monique Friedman were homeowners Marshall Turley, Dianne and Jack Shearer, Nancy Bigsby, Donna and Peter Hurwitz, Allie Frick, Brendan McCarthy, Jane Wallner and Todger Anderson. Present via teleconference were Rod Wright and John Uhley. A quorum was established thereby allowing votes to be counted using previously submitted votes by ballot and email and votes recorded at the meeting.

Kenny presented his President's report highlighting accomplishments during the previous year.

- 1. At last year's Annual HOA meeting it was asked of the current BOD to form an audit committee and have the financials reviewed and approved by other HOA members outside the BOD. We had the financials reviewed by both Gerald Merfish and Allen Mulligan, independently and collectively. They both reported that the financial statements were accurate and that all funds are accounted for and have been verified to their satisfaction.**
- 2. The Board took on and completed a huge Wildfire Mitigation Project in conjunction with the Town of Vail, the Community Development Department and the Vail Fire Department. The HOA land was rated "High" (red zone) before we undertook this common area mitigation. After the job was completed we have now received a "Moderate" (yellow zone) rating which is the lowest rating we can ever achieve because of our hillside topography. We will continue to maintain our Moderate designation and follow all guidelines that the Fire Department has given us.**
- 3. We undertook and completed a total re-write and modernization of the HOA's Bylaws and the Covenants and Restrictions that were originally instituted in 1979. Donna Hurwitz, a BOD member and a licensed attorney, took the lead position on this huge undertaking and we, the BOD, thank you so much for your leadership and guidance with our attorneys and the rest of the BOD. Donna worked tirelessly and has been our conduit between the BOD and our attorneys. The documents now**

reflect what the HOA is and recognize that the needs of the community have changed drastically between 1979 and 2015.

4. The Telemark dumpster has been removed on Vail View Dr. Thank you to Bill Russell for his efforts in getting this eyesore removed.
5. We hired a new landscaping company this year and have completed the Sandstone Drive and Vail View Drive portions of our landscaping commitments and expect to continue the improvements on both Casolar Dr and Vail View Dr.

Marshall gave his Treasurer's report: Dues will remain the same for the 2015-2016 fiscal year. The dues cover major costs such as snowplowing, mowing, landscaping, irrigation, weekly trash pickup, teleconferencing service, legal fees. This year we also paid for 2 major projects: revision of HOA document and new landscaping initiatives which included the tree trimming for fire mitigation. We currently have \$6,000 in our operating account which will be at \$0 by the end of our fiscal year on 9/30/15. The dues for 2015-2016 will replenish that account to \$53,500. Our reserve account currently has \$34,000. We will keep this reserve account for future road maintenance of Casolar Dr and Vail View Dr and expected repairs of our irrigation system.

John Uhley asked if tree maintenance behind homes is paid for by the HOA. Kenny said if trees are touching homes, the HOA doesn't pay for trimming. Brendan said that our HOA does the same type of trimming around homes that the town of Vail does. John asked how far down behind homes does the HOA maintain. Kenny said he would have to get back to John on that question.

VOTES

Approval of Minutes of 2014 Annual meeting – passed unanimously

Ratification of budget for 2015-16 – 14.2 votes in favor; 0 votes against – passed

Update of Bylaws – requires a majority of voters in favor – passed

Update of Covenants and Declarations – requires 51% of all homeowners in favor- did not receive the required number of votes in favor; need 15 votes to pass; only received 12.2 votes – did not pass at the meeting

Waiving requirement for annual audit of budget – passed

Election of Board of Directors -Allie Frick announced at the meeting her intention to run for Director. Kenny asked her to give a brief biography, which Allie did. Kenny then opened the voting for Directors. Dianne Shearer tabulated the votes. The 5 candidates with most votes: Kenny Friedman, Donna Hurwitz, Nancy Bigsby, Brendan McCarthy, Allie Frick.

Other Business

John commented that there needs to be a policy for approval by duplex neighbors and the BOD regarding changes to exterior of homes. Kenny stated that in the future, if a homeowner wants to make changes to the exterior of their home, the BOD will require the duplex neighbor's approval before the BOD will grant its approval to the town of Vail. We can add this to our policy guidelines for clarification to all owners. Kenny stated that if only repairs are being done that are identical to existing, then he believes that the homeowner doesn't need either BOD or joint homeowner approval.

Brendan commented that there is no mention of "common parking spaces" in the new docs. This would be especially helpful in the Triplex area on Vail View Dr. Kenny said that the docs state that 1 car is to be parked in the garage and 1 in the driveway or outside the home. There is no overnight or long term parking for more than 1 car outside. Todger said that there is no mention in the new docs who makes the decisions regarding parking spaces. Discussion was tabled for further review.

Dianne asked if we could remove the Homestake dumpster and Kenny said "No". This had already been attempted with no success.

For the upcoming year, the BOD will meet on the 2nd Monday of every month at 9AM Mountain time. Special meetings will be called as needed.

The next annual meeting is tentatively scheduled for Saturday September 3, 2016 at 3PM.

There being no further business, the meeting was adjourned at 4:15 PM.

Respectfully submitted,

Nancy Bigsby, Secretary, Casolar HOA