

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 10, 2010

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held January 10, 2010 at 3:00PM MST at the home of Charles Reyner at 1150A Casolar Drive. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby, Charles Reyner, John Uhley, Brendan McCarthy, & Tracey Allan. Nancy called the meeting to order at 3:05pm. With five Board members on site a quorum was established. All present confirmed that they had received proper notice of the meeting.

Commencement

At 4:05PM the meeting was called to order.

Approval of Past Meeting's Minutes

Tracey motioned to approve the minutes of last Board meeting of 12/11, seconded John, and passed unanimously.

Cross/Beringause Common Area Damage Resulting from Construction

John talked to Eric who is of the position damage is not in front of his property and he is not involved. John has been informed neither party has intention of paying the bill for damages. The Board has instructions from Jerry Cross not to contact Nedbo again regarding the matter. Nancy believes one more letter should be drafted to both parties before any official actions are taken by the board which Charles and Nancy shall collaborate on.

Todger Anderson Undeveloped Lots

The Board awaits any requests or news from Todger.

Plat Maps of Casolar

Intermountain engineering will be approached to see what records they have on record from past work they have done on the Casolar development.

Parking & Snow Storage

Nancy has received calls from Alex Rockwell asking snow no longer be plowed into the walkway and/or parking spot adjacent to his house. All homeowner's and their guests/renters need to keep in mind each homeowner has 2 assigned parking spots; 1 in their garage and 1 in front of their garage. Parking additional to this is available as conditions permit, when such areas are not needed for snow storage.

Alex Rockwell Renovation Proposal

The discussion turned to the proposal Alex Rockell has presented to the Board for a renovation of his home. The proposal includes an expansion of the home onto commonly owned Association land. Conversation ranged widely from past problems with homes expanded onto common areas, to past problems with construction projects, to inadequate by-laws to address many issues that have arisen. The Board agreed that Alex could not be given an answer for his proposal until answers to many existing questions had been obtained. Furthermore, the Board does not think it has the authority to convey commonly owned Association land to an individual at this time. Legal answers and possibilities need to be sought to address such transfers of land. Tracey volunteered to write a letter expressing the opinion of the Board.

Next Board Meeting

Saturday, March 7, 2010 at the home of Nancy Bigsby.

Adjournment

At 5:08pm Nancy motioned to adjourn the meeting, seconded by Tracey, and passed unanimously.