

# **CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**January 19th, 2013**

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference January 19th, 2013 at 4:30pm MST. The following Board members participated in the meeting: Charles Reyner, Marshall Turley and John Uhley.

### **Commencement**

John called the meeting to order at 4:35pm. With 3 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting.

John shared that Nancy had contacted him shortly before the meeting to let him know that she had just hurt herself skiing and would not be able to attend the meeting.

### **Old Business**

#### **Approval of Previous Board Meeting Minutes**

Charles made a motion to approve the minutes of the 12/15/2012 Board Meeting. Marshall seconded the motion. John asked if there was any board member who wished to discuss the minutes. Everyone present indicated that the minutes as reviewed were fine. A vote was taken to approve the minutes. Minutes of 12/15/2012 meeting were unanimously approved.

#### **Update on Snowplowing**

Marshall has taken lead on working with Scott Halstead on better defining the scope of work of snowplowing for future integration into a formal snowplow document. Marshall reported that he has made good progress on this but is still working on it with Scott. Marshall expected to have something to present on this front for the next board meeting.

Some discussion of snowplowing ensued and Charles made a motion that in the mean time the Board formally re-approve the existing relationship with Scott Halstead (that we pay him \$2400 per month to handle snowplowing plus a few extras related to sand/gravel). Marshall seconded the motion. John asked if there was any discussion on this matter. There being no discussion a vote was taken. The motion passed unanimously.

#### **Update on Light over Boulder (engraved)**

Brendan had shared with the Board via email that he had again followed up with the Town of Vail in an effort to get them to fix the town light which overhangs our engraved "Casolar Del Norte" boulder. This time he used a web site feature that the town offers and got back a response that his former request may have slipped through the cracks but that the town

would get this into their work schedule. The Board will wait until next meeting to see if the town takes care of this.

### **Update on possible project to update/change HOA docs**

Marshall has taken lead on this project and is still reviewing documents to identify things which are old (and should be phased out) as well as things which he thinks we should add to make things more clear or simply add that were never thought of in old documents. He'll report back on progress in the next board meeting.

John suggested that part of this project include a survey of the homeowners to try and solicit feedback and direction from the membership.

### **Treasurers Report**

John reported that other than some unbudgeted for legal expenses incurred from the issues with the Russell's that we are on target from a budget point of view.

John also reported that per the Board's prior verbal instructions as well as the unanimous written (email) approval that he received from all board members that has passed the collection issue relating to the Russell's onto our attorney to proceed with the process outlined in the covenants and restrictions document of 1992. It was noted that all costs associated with the third party now working on this (our attorney) that, per the covenants document, such costs are to be added to the Russell's assessment/late-fee charges.

Charles asked if it was correct that all other homeowners had paid their assessments at this time. John confirmed that this was the case.

### **New Business**

#### **Future Window Replacement and Chimney Repair Project (Uhley)**

John shared with the Board that sometime in late spring or early summer he would like to replace the two downstairs bedroom windows which face I-70 (side far under Casolar Drive) with the same type of windows that the Bigsby's used when they replaced their windows. Trim color will be the same and type of window is the same (they are as near to an exact replacement as is available today). In addition John plans on fixing the peeling paint and/or dry-rotting siding around his chimney – just a repair job as the result will look the same and be painted in the same color as the original. He will be submitting plans to the Town of Vail for this but would like a preliminary okay from the Board. Charles made a motion that the Board approve John's window maintenance and chimney maintenance project as described (with end result being the same color and look). Marshall seconded the motion. A vote was taken with John abstaining and the motion passed. John indicated that he would also ask both Brendan and Nancy for their written approval via email (as board members) long before proceeding with the project.

#### **Parking Reminders**

John said that Nancy had asked him to bring up the question of whether the Board needs to send out a reminder to homeowners about parking being tight around the area, especially if we get a lot of snow, and to remind homeowners to move their cars so that our snowplower can do his job. After some discussion the Board decided to defer such a notice as there has been relatively little snow to date.

**Next Board Meeting**

There being no further new business to discuss the Board discussed a date for the next board meeting. After discussion it was decided that the next Board meeting will be scheduled for 5:00pm Saturday, March 9th, 2013.

**Adjournment**

At 5:07pm Charles motioned to adjourn the meeting, which was seconded by Marshall.