

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 6, 2011

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held March 6, 2011 immediately following the Homeowner's Special Meeting at the home of Nancy Bigsby at 1180B Casolar Dr. The following Board members participated in the meeting: Nancy Bigsby, Tracey Allan, Brendan McCarthy, Charles Reyner, Tracey Allan, and via phone John Uhley. The following Homeowners participated in the meeting: Todger Anderson (left 4:30), Marshall & Carolyn Turley, Jack & Dianne Shearer, Paul Bigsby and via phone Curtis Landry(left 4:30).

Commencement

Nancy called the meeting to order at 4:19pm. With all Board members and 7 Homeowner's participating, a quorum was established. All present confirmed that they had received proper notice of the meeting.

Parking and Snow Season

Charles brought up the ongoing issue of snow season parking problems. Roads need to be kept clear and snow storage areas available as an area for plows to move snow to. Nancy added that with this season's huge snowfall problems have only been exacerbated. Charles asked if there was indeed a 2 car limit for each individual Homeowner. John said he thought that the governing documents are clear that parking for 1 vehicle inside the garage and 1 vehicle in front of the garage is the right of each Homeowner.

At 4:25 the Association plow service provider Scott Halstead joined the meeting. He was given the floor and spoke about the plowing work. He stated that this season no snow haul-off had been done, instead only snow blowing had been employed. All accumulated snow piles were blown to surrounding hillsides eliminating the need for a loader and trucking off the snow. He estimated an expense of \$4500 on snow blowing thus far this season. He thought the Association body would benefit from a more frequent snow blowing service to get rid of accumulated snow before such a large amount builds up. Brendan thought this sounded like a very good idea, especially having to park a big truck that only gets more in the way as the plowed snow pile builds up. Other homes also become short on the length of their parking area as the snow accumulates. Brendan offered that having a scheduled snow removal day, similar with what the Town does with public parking on Vail View Dr, could be ideal to routinely keep roads and storage areas as clear as possible. This would also allow Scott the window for more frequent snow blowing. Scott stated that cars parked in the road and in the way of plowing service had caused him problems and many return trips. With this big snow season he has plowed around 55 times so far this year. His contract is \$1,900 per month for a 6 month snow season and he has so far charged us no extra fees this year despite the snowfall and difficulties working around parked cars. Tracey mentioned that she though Scott's service and attention to detail had been

exceptional this year, even better than the good service he had always provided. The benefit of snow blowing vs. haul-off of accumulated snow was discussed, with the cost benefit and ease of frequent service with snow blowing being a big factor. Vehicles in the way of snow removal service was stressed as a current major problem.

There was lively discussion with Curtis regarding the frequent problem of occupants of his home having many parked vehicles and blocking snow removal. Curtis stated that moving the cars once a week would be reasonable, but he was in a tough spot and had heard enough about parking and complaining. Charles asked how many cars Curtis thought he should be able to park at his home. Curtis replied 4. John asked if there was some possible way Curtis could limit the number of vehicles his tenants are parking. The discussion went on with disagreement as to what to do and how many cars are reasonable remaining between Curtis and the Association. Nancy brought the meeting back to point and thought that Scott should make an offer to the Association involving increased snow blowing for next season. Brendan added the Association should move towards establishing a weekly or monthly snow removal day with no on-street or snow storage area parking allowed.. The Board will further discuss plow service and parking issues.

Adjournment

At 5:04pm Tracey motioned to adjourn the meeting, seconded by Brendan, and passed unanimously.

Next Board Meeting

The next Board meeting is scheduled for 5pm Sunday, April 17, 2011 at the home of Nancy Bigsby.