

Casolar del Norte Homeowner's Association

Meeting of the Board of Directors

3/15/09

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held March 15th, 2009 at 5PM MST at the home of Tracey Allan. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby, John Uhley, Tracey Allan, and Brendan McCarthy. Two homeowners also joined for parts of the meeting: Charles Reyner and Paul Bigsby.

Nancy called the meeting to order, John seconded the motion and the meeting commenced at 5:15pm. With four board members present quorum was established. All present confirmed that they had received proper notice of the meeting.

Nancy presented and motioned to approve minutes of previous board meeting of January 25th, 2009, seconded by John, motion unanimously approved.

Orders of Business

Pierce Project

- 1) It has been brought to the attention of the board that the MLS listing of the Pierce property includes land that is not part of the estate. The listing advertises 12000 SqFt of land, several times the actual lot size. Tracy will send letter out notifying the listing realtor of the apparent error.
- 2) There is still concern about the drainage pipes protruding from the hillside below the Pierce residence. A tour of the Pierce property was taken and it was determined the grounds around the house were a complete mess with a large amount of trash and construction materials lying around. The drainage pipes projecting from the hill below the residence were generating a small amount of erosion in the hillside. Temporary telephone cables were discovered running across the hillside. A letter is to be drafted by Tracy outlining the problems and questions arising from the Pierce residence construction including:
 - a. Clean-up of the entire construction site which is littered with trash, materials, and tools.
 - b. Verification that the landscape plan is appropriate to handle any runoff generated by the two drainage pipes without causing erosion on association land.
 - c. The phone company is to be contacted regarding temporary phone lines and getting and temporary service lines permanently installed.
 - d. Establishing a schedule for re-vegetation of all association common grounds damaged in the construction process.

Beringause Project

- 1) John had a discussion with Eric regarding the finalization of his plat survey. It seemed Eric was unaware there had ever been any issue at all with expanding the footprint of his home onto association common grounds. All board members felt uncertain about the exact legalities of transferring association common property to private ownership. John motioned that Nancy contact a law firm specializing in community association law, the firm of Orten, Cavanagh, Richmond, & Holmes. Brendan seconded and the motion passed. Nancy will make contact with the firm regarding the issue.

Other Projects

- 1) The discussion turned to a 'punch list' items remaining from various construction projects. A list of unfinished work and problems to be addressed was to be drafted for presentation to the offending parties. The list was to be generated and published by Tracy with other board members helping to compile the list.

Rockwell gas line

- 1) A letter of approval for extension of the gas service to lot 6-B has been requested. The board discussed ensuring that the road would be properly repaired after the service was installed. Approval is to be granted for the work conditional upon: use of infrared asphalt paving methods, return of all roads, curbs, and grounds to original condition and execution of an indemnification letter. John motioned to approve the work, Tracy seconded, the motion passed unanimously.

Treasurer's Report

- 1) John presented the association balance sheet and treasurer's report. In summary landscaping was the only expected future expense overage and all other expenses were under budget.

Other Issues

- 1) Existing infringements of newly remodeled residences onto association common grounds - Paul Bigsby wondered if new property purchasers in the association should be notified of the existing infringements of homes on association common land when they acquire property in Casolar. The board responded that written record of known infringements was already available to all in the published minutes of board meetings.
- 2) Trash Cans - A letter of notification is to be sent out notifying all homeowners that the association will now start more actively enforcing all existing policies regarding trash cans.
- 3) Landscaping - A meeting is to be set up with American Lawn Care to discuss the exact scope of the landscaping work and move towards getting an accurate care routine, price and contract established.
- 4) Insurance - Insurance for the HOA was discussed and Paul Bigsby made the recommendation that the broker of record be changed to Will Comerford.

Brendan motioned that a committee consisting of Paul Bigsby and Jack Wallner (both association homeowners with extensive insurance work experience) be appointed to explore current HOA insurance and options. The motion was seconded by Tracy and passed unanimously. The committee will report back to the board.

- 5) Town of Vail - Another meeting with Bill Gibson is to be arranged to discuss the town's requirement that a new topographic survey of Casolar Phase 1 be completed before any further building permits can be issued to properties within the subdivision.

The next board meeting is scheduled for 4/16/09 at 5:00PM.

A motion to adjourn the meeting was made by Brendan and seconded by Tracy. The meeting was adjourned at 7:50PM.